

Coleman should stay at Hoboken CDA

J.J. 3-16-88

Pasculli, tell us it isn't so!
We read in the Jersey Journal that Michael Coleman, the director of Hoboken's Community Development Agency, is about to lose his position in the City Administration because he exercised his right as a citizen of Hoboken to participate in the democratic process of free elections. The story that Michael Coleman will lose his job because he supported Helen Manogue against Norman Wilson is a sobering reality about political freedom in Hoboken.

Come on, Pat Pasculli, prove to us that this story in the Journal is wrong! Demonstrate that the Mayor's office is not bought or sold through back room deals that require unconscionable ethics. One would hope that a mayor is a leader who does not base government employment on a person's polling record but on the person's experience and qualifications. Is Pat Pasculli to be mayor of Hoboken or is he to be in charge of deal cutting and political appointments for a select few? Is the Mayor of Hoboken a token to control city jobs or is the Mayor a person to provide vision and leadership for our city?

How can we expect people to do responsible work in this city if a part of their employment is based continually on positioning themselves to be on the right side of an election? How can teachers teach or public servants serve if they believe their job depends on the coat-tail of the next general to lead the banana republic of Hoboken? We want a democracy, not a puppet dictatorship.

The citizens of Hoboken must realize the kind of government we have. If patronage style political leadership is the price to be selected mayor, then the citizens of Hoboken must realize the way political leadership arises. If our neighbors cannot exercise their democratic right to participate in free elections without reprisal, then we must challenge this bondage. If ad-

ministration jobs in Hoboken are granted as political favors and not on qualifications, then we must denounce the victimization of our neighbors.

As the Pasculli Administration exercises its political clout we will again know whether we have returned to an oppressive victimization of our community or whether we can have a government that is open to all regardless of the way one exercises their political freedom. — REV. GEORGE FREY B. CURTISS, Rector, All Saints Episcopal Parish & Day School, Hoboken

Graves blames council

J.J. 3-15-88

By Patricia Scott

The controversy surrounding last week's Hoboken City Council session could have been avoided had the council consulted with attorneys in the city Law Department before the meeting.

"They never came to me for a legal opinion or for advice," said Law Director William Graves. "They didn't approach me (for information) on how to proceed with the naming of a new mayor in any way."

Graves said he had no idea the council members planned to alternately open and close the meeting as they did.

When the council met last Wednesday night, it entered into closed deliberations for 45 minutes, opened the meeting to the public and later returned again to closed sessions for more discussion. By the end of the lengthy closed meetings, Patrick Pasculli had eked by with the five votes he needed to be named mayor.

Graves said he thought the council had approached Assistant City Clerk Robert Drasheff for information about how to proceed in the event that part of its discussions might need to be closed. Drasheff thought members had consulted with Graves.

In fact, no council member sought a legal opinion from any in-house source.

The state Public Advocate's Office said the council violated the Sunshine Law in the way it held the meeting. In addition to meeting privately to discuss matters that should not be discussed in closed session, the council failed to secure copies of printed resolutions stating that it was about to enter closed session, Graves said.

Such resolutions must be on hand and available to the public before the closed portion begins.

Reassessments anger Hoboken

Dispatch 3-17-88

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—More than 250 angry homeowners and tenants crammed into the City Council chambers last night to blast the city's new reassessment, which will increase taxes for some residents by hundreds of dollars.

The council last night also voted again to name Patrick Pasculli mayor, replacing Thomas F. Vezzetti who died in office

MAYOR LOSES VOTE

Raia pick surprises Pasculli

Dispatch 3-18-88

By JOHN CURTIS
Staff Writer

HOBOKEN—Mayor Patrick Pasculli declared yesterday that an abizarr coalition of old guard politicians and self-styled reformers dealt him a double defeat at Wednesday night's City Council meeting.

The coalition, in naming Robert A. Raia council president and putting Frank "Pupi" Raia in Pasculli's vacant council seat, took the mayor by surprise, showed its independence and denied him his choices for two key positions. Raia's election also gives him an edge if he chooses to run for the at-large seat in a special election to be held in November.

"I got hit with a torpedo last night," Pasculli said yesterday. He said he suspected something was up when Raia informed him he had the votes to win the president's seat.

"I guess something took place which allowed the Vezzetti block of council people to vote with Mr. Raia and Mr. Cappiello," Pasculli said.

Raia and Councilman Steve

Cappiello both denied any deals had been struck between the two factions. Pasculli had supported Councilman E. Norman Wilson for council president and Maurice Fitzgibbons, director of the county's Office of Heritage and Cultural Affairs, for the vacant council seat.

Raia's selection changes the balance of forces on the council, but some, including Pasculli, see Raia as a wild card and are not sure which faction he will end up supporting. When launching his political career with a challenge to Cappiello in the 3rd Ward last year, Raia was supported by the late Mayor Thomas F. Vezzetti and his backers on the council, as well as Pasculli and Councilman David Roberts. After Cappiello defeated him last year, Raia was perceived as the heir apparent to Cappiello in the 3rd Ward.

"The jury is still out on Pupi, depending on the positions he takes," Pasculli said.

Although allied in the past with council members Helen Cunningham, Thomas Newman and Joseph Della Fave, who have tried to limit development and

The sale of the property, which occurred on Oct. 30, 1986, was contingent on D'Amelio's securing a building permit from the city.

The judge ruled that D'Amelio's share of the profits must go into the city's coffers.

Attorneys for the city are now in the process of determining how much of the \$100,000 went to D'Amelio, a process made difficult by what they say is D'Amelio's interference and obstruction.

Humphreys agreed, saying that the former law director's interference is contradictory to the public interest.

He noted that depositions have only just begun some three months after the case was

decided. Humphreys said he will appoint a "prominent member of the Hudson County bar" to oversee the discovery process. He did not say who the attorney will be.

In February, Humphreys ordered a former girlfriend of Construction Code Official Alfred Arrezzo to testify under oath what she did with her share of the profits from the sale.

She also must present her 1986 tax return.

Mary Ciripriani — Arrezzo's girlfriend — and two other city employees shared the \$100,000 with D'Amelio when the lot was sold.

D'Amelio has not been charged with any criminal acts.

Hoboken lawyer to drop suit vs. city

Dispatch 3-16-88

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—A local lawyer who challenged the legality of Mayor Patrick Pasculli's selection last week said yesterday he will not pursue a lawsuit on the matter.

The decision by Ira Karasick follows Pasculli's decision to ask the City Council, which selected him by a 5-3 vote last Wednesday, to vote again during its meeting tonight.

Karasick, a lawyer who was an ally of Mayor Thomas F. Vezzetti, said Sunday he was considering filing suit to contest the election on the grounds that

State reports more complaints on 'sunshine law' — Page 23.

the council violated the state Open Public Meetings Act when it considered and voted on the selection behind closed doors. The council's decision to vote again, Karasick said yesterday, negates the need for the lawsuit — but not the harm done by the private council discussions.

"I think, at least, enough of the public's right would be vindicated" by the new vote, he said.

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SUIT

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said. "But it doesn't fully cure the wrong that was done to the public."

Karasick maintained his opinion that the council should have conducted all discussions on the matter of appointing an interim mayor in public. The Mayor's Office became vacant when Vezzetti died in office March 2.

Despite his feelings about the vote, Karasick conceded that a lawsuit "would only be of nuisance value."

He said he resented state-

ments made by Pasculli branding Karasick's "concern" "politically motivated."

"Every time you speak up to uphold a public right, they use that as an excuse to cover up all kinds of shenanigans," he said.

The council also will consider a new council president and a new council member to fill out Pasculli's term. Sources said Pasculli will ask the council to accept Maurice Fitzgibbons, the city's Democratic Party chairman, as his replacement on the council.

Hoboken doesn't act on 14th Street ferry

By Jody Reilnick J.J. 3-19-88

The Hoboken Zoning Board of Adjustment postponed action on an application for a ferry from 14th Street property owned by developer Anthony Dell'Aquila and on an application by a Stevens Institute of Technology fraternity to build an addition to their Hudson Street frat house.

Direct Line Commuter Ferry wants to run a ferry from a pier at the foot of 14th Street to Manhattan and along the Hudson River from the downtown Hoboken PATH station. It is part of Dell'Aquila's plan to develop 64 acres along Hoboken's northern waterfront.

Board members are awaiting a traffic study from the developer, and they postponed action until the study is in their hands. The application has already been postponed once because the board requested more information about Dell'Aquila's overall development plans.

The board also postponed action on variances requested by the Stevens chapter of Sigma Phi Epsilon at 528-530 Hudson St. The fraternity hopes to build a structure at the rear of their property on Court Street to house their kitchen facilities and party room separately from their sleeping and studying quarters.

Action was postponed once because some neighbors said they had not had access to the site plans. The board again postponed a vote on the variances Thursday until the applicants can present information on the maximum number of fraternity members allowed to live in the house.



Hoboken City Clerk James Farina, left, administers the councilman's oath to Frank Raia, right, in City Hall yesterday, as Nicholas Melchionne holds the Bible. Behind Melchionne are his aunt, Eleanor Taylor, and Raia's fiancée, Karen Kurash.

create plans for affordable housing, Raia is a developer, and believes development can solve many of the city's problems.

"We are going to try and move the city with development," Raia said. "I think it's a good thing you have a developer

on the council, one that knows about building."

Newman, Cunningham, and Della Fave could not be reached for comment.

Raia said he sees the city's problem not as one of building affordable housing, but of preserving existing multi-family dwellings.

2 schools have lead dangers

By Patricia Scott J.J. 3-17-88

Two Hoboken grammar schools have potentially dangerous levels of lead sediment in their water systems, school officials said yesterday.

The lead-tainted water could pose a threat to the health of more than 700 students if precautions are not taken.

The 472 students in Kealey School at Fifth and Adams streets, and the 238 children at the David E. Rue School at Garden and Third streets, have been consuming water daily from bathroom sinks and water fountains that have lead sediment nearly at or higher than the state Department of Envi-

ronmental Protection's safety limit.

The DEP and federal Environmental Protection Agency allow lead content in water to be .050 parts per million.

But at Rue School the lead content in water is .051 ppm and in Kealey School it is .046 ppm, School Board Secretary Tony Curko said yesterday.

The other five public grammar schools, Hoboken High School and Veterans Memorial-Kennedy Stadium all checked out safely. Each has a lead content in the water of .02 ppm or less.

The water samples were sent last week to Garden State Laboratories for chemical analysis.

Water from the city's private schools has not been checked.

Principals of the affected schools said they were unaware of the lead contamination findings, but expressed concern.

"This is the first I'm hearing about it," said Kealey Principal Elizabeth Falco. "I knew they had sent the water out for testing, but we didn't know they got results."

Curko, meanwhile, directed all school engineers and custodial workers to turn water valves on at the eight schools and Kennedy Stadium for a full 10 minutes every morning at 6

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2 schools have lead dangers

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a.m. to flush the sediment out of the system.

"When the custodial staff comes in early in the morning, they are flushing out the main pipes," said Curko. "That's the advice we were given by state experts. Whatever dangerous substances are in there are removed by the flushing."

Children at the schools, however, have been routinely drinking the water with no flushings being done.

"All we can do is follow the expert advice and begin taking the right precautions now," Curko said. "We wouldn't know about it still if we hadn't tested our water supply."

EPA spokesman Jim Staples said the two schools are "borderline" in terms of danger and the daily pipe flushing should rid the water systems of the pollutant.

"We're not talking about the kind of danger factor we have with kids who eat lead-filled paint chips off a wall," Staples said.

"But the worry is there nevertheless. Cleaning out the pipes for several minutes

should relieve any lead sediment."

Staples said the lead in the water probably comes from aged joints within the pipes which lose some amount of lead particles. "I hope, God forbid, their actual pipes aren't made of lead," Staples said.

School officials did not know yesterday what material the school pipes are made of. When water sits in the pipes overnight, it absorbs the sediment and the first water of the day out of the pipe is the most potentially lead-filled, he said.

The DEP ordered the city to notify residents within three months of potential health hazards from lead sediment in their home water systems, and Hoboken has been running paid notices in local newspapers alerting the public.

An excess of lead in the body can damage the brain, kidneys and nervous system, and can lead to death, according to medical experts.

Young children and pregnant women are at greatest risk, even from short-term exposure.

The Harbor plans to expand its services

Dispatch 3-17-88

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—The Harbor, a drug and alcohol treatment clinic on the city's gritty northern border, has a new director and plans for two new programs beginning April 1.

Thomas Graham, who for five years was deputy director of the state Division of Alcoholism,

started his new job this week as director of The Harbor. He is expected to serve temporarily until the new treatment programs are implemented fully.

Graham's arrival follows a rough period at the clinic. Last summer, the Board of Directors hired Irwin Scheintaub, a Secaucus health-care specialist, as director. But Scheintaub was asked to leave several months

later amid rumors of differences over policy.

Graham, just hired as program director for a private health-management firm, took The Harbor job after the clinic retained the firm to provide increased services. He dismissed the troubles as minor.

"When I came here, this ship was running fine," he said.

"There are absolutely no problems."

Graham, a Jersey City native who has worked in the health-care field for 17 years, says he is exhilarated by the prospect of returning to a more direct, hands-on experience.

He said he is most excited by the new programs. The clinic now offers a basic, 28-day in-patient treatment, which includes

interaction with Alcoholics Anonymous and other groups that offer therapy.

Under one of the new programs, patients will be able to enter an out-patient program that combines intensive lectures and therapy with group interaction. A key bonus of the new plan, Graham said, is that it allows working people to keep their jobs during treatment.

The second new program will be an assessment center in which employers, family members and friends of suspected addicts may contact to ask for help in determining the person's problems.

The clinic will hire five to seven additional workers to staff the two programs, Graham said, bringing The Harbor's total staff to 55.

Cameras rolling again in Hoboken

By Patricia Scott
J.J. 3-21-88

Pedestrians rushing along Hoboken's Washington Street this week might show up on television next fall.

At various hours, and in numerous unexpected locations throughout the city, a busy film crew has been shooting scenes which will be incorporated into an upcoming TV pilot on NBC in September called "Dream Street."

The "Dream Street" crew,

which is keeping the plot line and even the actors involved very hush-hush, will be filming on the streets of Hoboken and at some local watering holes through early April, crew members said.

This week, city residents heading to lunch at Maxwell's had to make an immediate change in plans.

The popular eatery was awash in mystery as thick black sashes and coversheets went up around its windows and a

film crew set up cables outside and communicated on walkie-talkies.

Filming inside the restaurant, which was utilized two years ago as the backdrop of Bruce Springsteen's "Glory Days" video, went on for several hours.

If the initial "Dream Street" pilot is successful in the fall, as many as a dozen more hour-long "Dream Street" episodes would be filmed in Hoboken and in other

Hudson County cities.

The "Dream Street" story is a tale about two Hoboken brothers and their experiences growing up in the Mile Square city. The action will move from childhood through teens and adulthood. Location managers are searching out classic Hoboken locales.

City police have expressed delight with the filming, which is only the latest in a wave of TV and movie pilots and productions filmed in Hoboken.

Ever since Marlon Brando became a star in "On The Waterfront," which was largely filmed in Hoboken, local streets and by-ways have been used as movie backdrops.

In the past few years, "Voices," with Amy Irving, was filmed in the city, as was "Tattoo" with Bruce Dern. An abandoned two-story store on River Street was used as Dern's strange tattoo parlor.

Last November, Steven Spielberg and Irving, his wife, were in town filming "Crossing Delancey." The crew even stopped daily for lunch at First Street's Secret Ingredient shop, where Spielberg had chicken every day and his wife ate steamed vegetables.

Other movies filmed in and around Hoboken in the last couple of years include portions of "Baby, It's You" and "Lianna," two popular films by director John Sayles, who also lives in Hoboken.

The Erie Lackawanna Terminal has also been used as a site several times.



NBC film production company sets up equipment outside Maxwell's Restaurant.

OBSERVER HIGHWAY

Hoboken mulls project future

By JOHN CURTIS
Staff Writer

HOBOKEN—City officials yesterday tried to draft a response to a court decision that blocked the Observer Highway Redevelopment Plan and gave a neighborhood group effective veto power over the plan.

Although officials fear loss of revenues for this year's budget and a federal housing grant, the full implications of the Hudson County Superior Court decision invalidating approval of an ordinance necessary for the redevelopment plan were still not clear yesterday. But council members and the developer agree that the threat of prolonged legal battles with the neighborhood group which opposes the project's height and density could doom the project.

Mayor Patrick J. Pasculli said the council may be able to vote on the project at a special council session scheduled Thursday night, with abstentions by Councilmen Steve Cappiello and Frank "Pup" Raia, a local developer who submitted a bid to work on the area on Observer Highway between Bloomfield Street and Willow Avenue. City officials' worst fear is that new requests for proposals from developers and a new selection of bids may be necessary.

"I hope the whole process does not have to be repeated," Pasculli said yesterday.

If the project is delayed too long, the city will lose a \$3 mil-

lion federal Urban Development Action Grant and \$4.7 million from the sale of city-owned land for the plan that was to be anticipated for this year's municipal budget, Pasculli said.

Judge Maurice Gallipoli, sitting in Jersey City, ruled last week that the vote on the plan was tainted by Cappiello, who owns property within 200 feet of the project, a potential conflict of interest.

The city has three options for dealing with the suit, according to Law Director William Graves.

"The City Council can vote on it over again. We can take an appeal. We can do both at the same time," Graves said.

"Negotiating is also an option." In addition to the special meeting Thursday night, Pasculli has called a meeting this afternoon with Joseph Barry, developer of the project; Ron Hine, a leader of the neighborhood group; officials of the city Community Development Agency; and members of the city's Law Department.

They are calling the budget "revised" rather than new, even though it involves cuts of as much as \$5 million.

"I think everyone knows we're up against the wall with this one," said Trustee Perry Belfiore.

Therefore, even though the public won't be able to see the new budget figures until 8 p.m. tomorrow, the plan's adoption is all but definite.

The only feedback the public will be able to offer will come after the formal unveiling of the revised plan and before its adoption. Last week's hearings—at which more than

Ed board will rush its revised budget

By Patricia Scott

Hoboken's Board of Education will unveil its revised school budget tomorrow night, then hold an on-the-spot public hearing on the spending plan. It then intends to adopt it.

At yesterday's school board session, the budget was tabled and the trustees announced their plans to adopt it tomorrow, a night before it is due.

The budget—which will be cut down from \$28 million to about \$23 million and is likely to involve the closing of two public grammar schools and layoffs of dozens of teachers—will be the main focus of tomorrow's public hearing in board offices at 1115 Clinton St.

But the school board must have the 1988-89 budget adopted and submitted to Hudson County Superintendent of Schools Louis Accella by 9 a.m. Friday, so input by residents who attend tomorrow

night's hearing can't have much significance, residents say.

"What's the point of coming to protest this (budget) if at the end of the meeting they know they have to adopt it anyway?" said one woman who attended last night's school board session. "Why bother?"

Thus far, details of the reworked budget have not been established or even discussed by the nine trustees, and the board must now virtually put a new budget together in the next 48 hours.

"We realize we're dealing with some very tough time constraints here," said board President Richard England Jr. "But we'll work on it the next two days and have it ready to go Friday morning."

Board officials said they are not legally bound to re-introduce the budget as new

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Ed board to rush revised budget

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and then proceed through the usual channels of public hearings and adoption over a period of time.

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Therefore, even though the public won't be able to see the new budget figures until 8 p.m. tomorrow, the plan's adoption is all but definite.

The only feedback the public will be able to offer will come after the formal unveiling of the revised plan and before its adoption. Last week's hearings—at which more than

a dozen residents blasted various aspects of the originally proposed \$28 million budget—have also become moot.

The school board had adopted a \$28 million budget for the 1988-89 year which trustees had vigorously defended.

But last weekend, a surprising and hastily arranged meeting was held by three City Councilmen and a trio of school board trustees, including board President England. At the private session, both sides decided to slash the proposed budget and reintroduce the revised plan.

The budget was expected to be available to the public at last night's board meeting, but all budget business was tabled. About two dozen residents

who had attended to learn about the budget expressed anger and disappointment over the tabling, including Tom Schulze, who asked trustees for an explanation of the budget cuts.

England, after consulting with board attorney Robert Murray, confirmed that the revised budget is "in the works" but would not discuss specifics until Schools Superintendent Walter Fine reviews the reduced spending plan and "fully determines the impact the cuts will have on our educational system."

The board voted to hold two strategy sessions today and tomorrow. Fine will meet with Trustees Perry Belfiore and James Farina and will review the planned cuts.

She proudly serves 32-year tradition

By Patricia Scott
J.J. 3-18-88

Irish eyes — and glorious smiles — were definitely smiling yesterday, as the flag of Ireland was hoisted over Hoboken City Hall and a green-clad crowd of politicians and loyal lovers of Hibernia cheered the event.

But the sunshine-filled noon flag-raising — accompanied by the peal of bells and carillon from the nearby Our Lady of Grace Church, which played rousing renditions of "When Irish Eyes are Smiling" and "Irish Lullaby" — would not be an annual Hoboken event were it not for one diminutive but fierce Irishwoman.

As far back as any worthy Hobokenite can remember, green beer has flowed on St. Patrick's Day and green carnations have dotted lapels throughout the streets of the

city. But until 32 years ago — when a determined Irish-born couple arrived on the Hoboken scene and made some nationalistic waves — the Irish flag never flew over Hoboken City Hall.

The American flag was a given; other flags flew periodically.

But no one saw the proud mantle of the flag of the Irish Republic waving high over Washington Street.

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She proudly serves 32-year tradition

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Mayor John J. Grogan. "Michael went and told him, I believe, that the flag should be flying over the city on St. Paddy's Day," Wall recalled yesterday.

"And we were lucky Grogan was Irish, so of course he agreed it should, too."

And a tradition was born. Through 32 years of political administrations — through Grogan, Mayor Louis DePascale, through the terms of Steve Cappiello and Thomas Vezzetti — the Irish flag has flown proudly over the city — if only for 24 hours each year.

Michael Wall passed away eight years ago, but each year Joan honors his memory as well as that of the patron saint of Ireland by supervising the flag-raising.

At yesterday's proud ceremony, Joan was joined by her daughter, Nancy Guerin, and son-in-law Kevin Guerin (originally of County Clare) who watched happily as Mayor Patrick Pasculli declared it a day set aside for honoring Hoboken's hard-working Irish population.

Pipe Major Brendan Glennon — resplendent in kilt, ornate sporran and bearskin hat — played Irish tunes.

cheered as the flag was hoisted.

"St. Paddy's Day is the day we all traditionally pray for good luck, and no one needs to more than I do right now," joked newly named Mayor Pasculli, referring to his situation.

Pasculli has stepped into the municipality's top position in a city embattled by soaring taxes and the recent revaluation.

"I'm really praying for luck today," he added.

Also attending the ceremony were Rev. Kevin Ashe of Union City's Holy Family Church, who is director of the Park Theater, and Maurice Fitzgibbons, director of the county's Cultural Heritage office. Police Chief George Crimmins and Fire Chief James Houn stood by, proudly wearing touches of green.

The revelers enjoyed green cupcakes and a green and white sheet cake after the flag-raising, then headed over to the Shannon, where Joan Wall dished up free corned beef and cabbage and beer.

"We never charge a thing for this," said Wall, as the hungry crowd pushed in. "It's just part of our overall celebration."

Wall herself is from Limerick.

"My son-in-law and I were both born over there, so we're real thoroughbreds," she explained, pouring a beer. "We understand how important it is."

That's why we feel so strongly about the day; it's a very special one to all of us."



Photo by Wally Hennig

To a lilting Celtic melody played by Pipe Major Brendan Glennon, Joan Wall, her son-in-law Kevin Guerin and daughter Nancy Guerin, right, prepare to raise the Irish tricolor above Hoboken City Hall for the 32nd consecutive year, the number of years corresponding to the number of counties in Ireland under the union.

Science show matches skills

By ALAN HUGHES
Staff Writer

HOBOKEN—Young scientists matched skill, style and scientific knowledge recently during the Hudson County Science Fair, held at the Stevens Tech.

Competitors in the fair were winners from school-wide competitions held last month in local schools.

Among the winners of the fair is Jason Riccardi of West New York, who earned a gold medal in the sixth-grade category. Jason Riccardi was determined to win the gold in the county fair when he won first place in the School 1 there.

"I was kind of jittery," the 12-year-old said, "But I managed to keep calm." Riccardi said despite his nervousness, he was somewhat confident. Riccardi, who "can't wait to get into high school," hopes to attend law school.

Riccardi's project, "The Human Brain," consisted of a clay model and diagrams of its different parts and functions. A speech on the topic accompanied the visual aids.

Other medal winners were: Ninth Grade-Julie Lee of Dickinson High School in Jersey City, Rena Patel of Hoboken High School and Alan Budhu of Dickinson High School.

Eighth Grade-Quyen Dinh in Jersey City and Jeannie Wong, both of School 31AEP in Jersey City and Javier Romero of School 2 in West New York.

Seventh Grade-Cheryl Frichione and Munez Adullah, both of School 31AEP in Jersey City.

Sixth Grade-Jason Von Heumen of Huber Street School in Secaucus and Ivan Flores of Webster School in Weehawken.

Fifth Grade-Monica Titera of School 2 in West New York, Lenny Zanna of Clarendon School in Secaucus, Alex Wurst of Huber School in Secaucus and Jason Wanko of Vroom Learning Center in Bayonne.

Chemistry-Cesar Lim and Andy Kaufman, both of Academic High School in Jersey City, and Keyur Patel of Hoboken High School.

Computer Math-Virender Dayal of Hoboken High School, Sujay Paul of Academic High School and Marlon Sarmiento of Dickinson High School.

Engineering-Igor Gonta of Academic High School, Andres Torres of Hoboken High School and Mayank Shah of Emerson High School.

Environmental Sciences-Kevin Mistry of Academic High School, Hammad Choudhry of Dickinson High School and Randy Fisher of North Bergen High School.

Medicine-Health-William Schwing and Mamta Shah, both of North Bergen High School and Sara Dayal of Hoboken High School.

Physics-Kavita Mistry of Dickinson High School, Alejandro Guerrero of Memorial High School and Shister Shah of North Bergen High School.

Drinking water in most public schools 'unsafe'

By Ronald Leir

The drinking water in three of every five Jersey City public schools has flunked state safety standards for lead content.

But city water officials insisted there was no reason to panic so long as persons in the schools let the water run for several minutes before drinking.

By that point, they said, any lead contaminants should have been flushed out of the internal water system.

Some two weeks ago, water department employees took one-liter samples from fountains at all 48 school sites around the city, plus the city Board of Education headquarters at West Side and Claremont avenues.

The department plans to take samples shortly from all parochial grammar and high schools in the city.

Tests on those samples — the "first-draw" from the tap — the equivalent of the first three 8-ounce glasses — were conducted by the water department and the results were released yesterday by Oleh (Al) Drydzora, the city's chief chemist.

The highest lead reading — 217 parts per billion — was taken at an eighth-floor refrigerated fountain at the Board of Education facility, just outside the office of Schools Supt. Franklin Williams.

As of now, 50 parts per billion of lead in a given water sample is deemed acceptable by the state Department of Environmental Protection.

The lowest reading — 9 parts per billion — was taken from School 3's Annex No. 3.

Other places where high readings were found include: School 29, 177 parts per billion; Academic High School, 163 ppb from an administrative office; School 22, 151 ppb; School 39 Annex, 142 ppb; School 17, 144 ppb; and School 5, 126 ppb.

Drydzora said the high readings reflect lead in water that has been standing for seven hours.

This problem can be corrected by custodians letting the water run first thing in the morning until it gets cold, which could take anywhere from two to five minutes," he said.

After the flushing, the readings should drop "astrophysically," said Drydzora.

If, as expected, the state tightens its safety standards for lead to tolerate only up to 20 parts per billion, which could happen by December, only one Jersey City school site — An-

Lead levels at a glance

School Site	Lead (ppb)
Bd of Ed	217
No. 29	177
Academic (admin.)	163
No. 22	151
No. 17	144
No. 39 Annex	142
No. 5, 14	126
Lincoln HS	118
Ferris HS	99
No. 37	95
No. 25	94
No. 20	82
No. 41	81
No. 12	78
Dickinson gym	78
No. 34 Annex	77
No. 32	72
Snyder HS Annex	68
Academic HS	67
Regional Day	66
No. 15	66
No. 16, 3A#1	65
No. 3	60
No. 31	59
No. 33	58
No. 24	57
No. 27, 33A	52
No. 11	51
No. 6, 23	48
No. 9, 28, 38	45
Dickinson HS	41
No. 8	35
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No. 28A	31
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Continued from Page 1

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Cappiello conflict ices project

By John Petrick
J.J. 3-19-88

A judge yesterday struck down a Hoboken ordinance designating an Observer Highway redevelopment area because Councilman Steve Cappiello was in conflict of interest when voting on the legislation.

Cappiello owned property within 200 feet of the redevelopment area, sufficient grounds to invalidate the ordinance, Superior Court Judge Maurice Gallipoli ruled.

The ordinance rezoned

portions of a three-block area between Bloomfield Street and Willow Avenue along Observer Highway to allow for the construction of a 17-story complex that will contain a mixture of luxury and affordable units.

The ruling could threaten the future of Hoboken developer Joseph Barry's \$60 million "Observer Park" development. Barry was one of two developers who responded to a request for proposals for the redevelopment area, and he was designated the developer last month. The other developer

was Frank "Pup" Raia, now a councilman at large replacing Mayor Pat Pasculli.

Downtown Residents for Sane Development, a group of Hoboken taxpayers, are challenging the project in court. They claim the development does not fit the character of the surrounding neighborhood.

City officials contend the size of the project is necessary to encourage the development of affordable units.

The downtown group, led

See CAPPIELLO — Page 8.

Cameras rolling again in Hoboken

By Patricia Scott

3-21-88
Pedestrians rushing along Hoboken's Washington Street this week might show up on television next fall.

At various hours, and in numerous unexpected locations throughout the city, a busy film crew has been shooting scenes which will be incorporated into an upcoming TV pilot on NBC in September called "Dream Street."

The "Dream Street" crew,

which is keeping the plot line and even the actors involved very hush-hush, will be filming on the streets of Hoboken and at some local watering holes through early April, crew members said.

This week, city residents heading to lunch at Maxwell's had to make an immediate change in plans.

The popular eatery was awash in mystery as thick black sashes and coversheets went up around its windows and a

film crew set up cables outside and communicated on walkie-talkies.

Filming inside the restaurant, which was utilized two years ago as the backdrop of Bruce Springsteen's "Glory Days" video, went on for several hours.

If the initial "Dream Street" pilot is successful in the fall, as many as a dozen more hour-long "Dream Street" episodes would be filmed in Hoboken and in other

Hudson County cities.

The "Dream Street" story is a tale about two Hoboken brothers and their experiences growing up in the Mile Square city. The action will move from childhood through teens and adulthood. Location managers are searching out classic Hoboken locales.

City police have expressed delight with the filming, which is only the latest in a wave of TV and movie pilots and productions filmed in Hoboken.

Ever since Marlon Brando became a star in "On The Waterfront," which was largely filmed in Hoboken, local streets and by-ways have been used as movie backdrops.

In the past few years, "Voices," with Amy Irving, was filmed in the city, as was "Tattoo" with Bruce Dern. An abandoned two-story store on River Street was used as Dern's strange tattoo parlor.

Last November, Steven Spielberg and Irving, his wife, were in town filming "Crossing Delancey." The crew even stopped daily for lunch at First Street's Secret Ingredient shop, where Spielberg had chicken every day and his wife ate steamed vegetables.

Other movies filmed in and around Hoboken in the last couple of years include portions of "Baby, It's You" and "Lianna," two popular films by director John Sayles, who also lives in Hoboken.

The Erie Lackawanna Terminal has also been used as a site several times.



Photo by Dorah Khondakova

NBC film production company sets up equipment outside Maxwell's Restaurant.

OBSERVER HIGHWAY

Hoboken mulls project future

By JOHN CURTIS

Staff Writer

HOBOKEN—City officials yesterday tried to draft a response to a court decision that blocked the Observer Highway Redevelopment Plan and gave a neighborhood group effective veto power over the plan.

Although officials fear loss of revenues for this year's budget and a federal housing grant, the full implications of the Hudson County Superior Court decision invalidating approval of an ordinance necessary for the redevelopment plan were still not clear yesterday. But council members and the developer agree that the threat of prolonged legal battles with the neighborhood group which opposes the project's height and density could doom the project.

Mayor Patrick J. Pasculli said the council may be able to vote on the project at a special council session scheduled Thursday night, with abstentions by Councilmen Steve Cappiello and Frank "Pupi" Raia, a local developer who submitted a bid to work on the area on Observer Highway between Bloomfield Street and Willow Avenue. City officials' worst fear is that new requests for proposals from developers and a new selection of bids may be necessary.

"I hope the whole process does not have to be repeated," Pasculli said yesterday.

If the project is delayed too long, the city will lose a \$3 mil-

lion federal Urban Development Action Grant and \$4.7 million from the sale of city-owned land for the plan that was to be anticipated for this year's municipal budget, Pasculli said.

Judge Maurice Gallipoli, sitting in Jersey City, ruled last week that the vote on the plan was tainted by Cappiello, who owns property within 200 feet of the project, a potential conflict of interest.

The city has three options for dealing with the suit, according to Law Director William Graves.

"The City Council can vote on it over again. We can take an appeal. We can do both at the same time," Graves said. "Negotiating is also an option."

In addition to the special meeting Thursday night, Pasculli has called a meeting this afternoon with Joseph Barry, developer of the project; Ron Hine, a leader of the neighborhood group; officials of the city Community Development Agency; and members of the city's Law Department.

Continued from Page 1
and then proceed through the usual channels of public hearings and adoption over a period of time.

"They are calling the budget 'revised' rather than new, even though it involves cuts of as much as \$5 million."

"I think everyone knows we're up against the wall with this one," said Trustee Perry Belfiore.

Therefore, even though the public won't be able to see the new budget figures until 8 p.m. tomorrow, the plan's adoption is all but definite.

The only feedback the public will be able to offer will come after the formal unveiling of the revised plan and before its adoption. Last week's hearings—at which more than

Ed board will rush its revised budget

By Patricia Scott

Hoboken's Board of Education will unveil its revised school budget tomorrow night, then hold an on-the-spot public hearing on the spending plan. It then intends to adopt it.

At yesterday's school board session, the budget was tabled and the trustees announced their plans to adopt it tomorrow, a night before it is due.

The budget—which will be cut down from \$28 million to about \$23 million and is likely to involve the closing of two public grammar schools and layoffs of dozens of teachers—will be the main focus of tomorrow's public hearing in board offices at 1115 Clinton St.

But the school board must have the 1988-89 budget adopted and submitted to Hudson County Superintendent of Schools Louis Accella by 9 a.m. Friday, so input by residents who attend tomorrow

night's hearing can't have much significance, residents say.

"What's the point of coming to protest this (budget) if at the end of the meeting they know they have to adopt it anyway?" said one woman who attended last night's school board session. "Why bother?"

Thus far, details of the reworked budget have not been established or even discussed by the nine trustees, and the board must now virtually put a new budget together in the next 48 hours.

"We realize we're dealing with some very tough time constraints here," said board President Richard England Jr. "But we'll work on it the next two days and have it ready to go Friday morning."

Board officials said they are not legally bound to reintroduce the budget as new

See ED BOARD — Page 6.

Ed board to rush revised budget

Continued from Page 1

who had attended to learn about the budget expressed anger and disappointment over the tabling, including Tom Schulze, who asked trustees for an explanation of the budget cuts.

England, after consulting with board attorney Robert Murray, confirmed that the revised budget is "in the works" but would not discuss specifics until Schools Superintendent Walter Fine reviews the reduced spending plan and "fully determines the impact the cuts will have on our educational system."

The board voted to hold two strategy sessions today and tomorrow. Fine will meet with Trustees Perry Belfiore and James Farina and will review the planned cuts.

The budget was expected to be available to the public at last night's board meeting, but all budget business was tabled. About two dozen residents

a dozen residents blasted various aspects of the originally proposed \$28 million budget—have also become moot.

The school board had adopted a \$28 million budget for the 1988-89 year which trustees had vigorously defended.

But last weekend, a surprising and hastily arranged meeting was held by three City Councilmen and a trio of school board trustees, including board President England.

At the private session, both sides decided to slash the proposed budget and reintroduce the revised plan.

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"The council totally ignored what those of us in the neighborhood had to say. We hope this won't happen in the future," Hine said.

She proudly serves 32-year tradition

By Patricia Scott

3-18-88
Irish eyes—and glorious smiles—were definitely smiling yesterday, as the flag of Ireland was hoisted over Hoboken City Hall and a green-clad crowd of politicians and loyal lovers of Hibernia cheered the event.

But the sunshine-filled noon flag-raising—accompanied by the peal of bells and carillon from the nearby Our

Lady of Grace Church, which played rousing renditions of "When Irish Eyes are Smiling" and "Irish Lullaby"—would not be an annual Hoboken event were it not for one diminutive but fierce Irishwoman.

As far back as any worthy Hobokenite can remember, green beer has flowed on St. Patrick's Day and green carnations have dotted lapels throughout the streets of the

city. But until 32 years ago—when a determined Irish-born couple arrived on the Hoboken scene and made some nationalistic waves—the Irish flag never flew over Hoboken City Hall.

The American flag was a given; other flags flew periodically.

But no one saw the proud mantle of the flag of the Irish Republic waving high over Washington Street.

"Now, I thought there was something wrong with that," a festively clad Joan Wall pontificated yesterday in her powerful brogue, as she stood atop the roof of City Hall. "My husband Michael and I went about changing that."

So in 1956, the local couple, owners of the Shannon Tavern at 106 First St., approached

See SHE — Page 14.

She proudly serves 32-year tradition

Continued from Page 1

Mayor John J. Grogan. "Michael went and told him, I believe, that the flag should be flying over the city on St. Paddy's Day," Wall recalled yesterday.

"And we were lucky Grogan was Irish, so of course he agreed it should, too."

And a tradition was born. Through 32 years of political administrations—through Grogan, Mayor Louis DePascale, through the terms of Steve Cappiello and Thomas Vezetti—the Irish flag has flown proudly over the city—if only for 24 hours each year.

Michael Wall passed away eight years ago, but each year Joan honors his memory as well as that of the patron saint of Ireland by supervising the flag-raising.

At yesterday's proud ceremony, Joan was joined by her daughter, Nancy Guerin, and son-in-law Kevin Guerin (originally of County Clare) who watched happily as Mayor Patrick Pasculli declared it a day set aside for honoring Hoboken's hard-working Irish population.

Pipe Major Brendan Glennon—resplendent in kilt, ornate sporran and bearskin hat—played Irish tunes.

More than 50 City Hall employees and politicians gathered on the City Hall roof and

cheered as the flag was hoisted.

"St. Paddy's Day is the day we all traditionally pray for good luck, and no one needs it more than I do right now," joked newly named Mayor Pasculli, referring to his situation.

Pasculli has stepped into the municipality's top position in a city embattled by soaring taxes and the recent revaluation.

"I'm really praying for luck today," he added.

Also attending the ceremony were Rev. Kevin Ashe of Union City's Holy Family Church, who is director of the Park Theater, and Maurice Fitzgibbon, director of the county's Cultural Heritage office. Police Chief George Crimmins and Fire Chief James Houn stood by, proudly wearing touches of green.

The revelers enjoyed green cupcakes and a green and white sheet cake after the flag-raising, then headed over to the Shannon, where Joan Wall dished up free corned beef and cabbage and beer.

"We never charge a thing for this," said Wall, as the hungry crowd pushed in. "It's just part of our overall celebration."

Wall herself is from Limerick.

"My son-in-law and I were both born over there, so we're real thoroughbreds," she explained, pouring a beer. "We understand how important it is."

That's why we feel so strongly about the day; it's a very special one to all of us."



Photo by Wally Henning

To a lilting Celtic melody played by Pipe Major Brendan Glennon, Joan Wall, her son-in-law Kevin Guerin and daughter Nancy Guerin, right, prepare to raise the Irish tricolor above Hoboken City Hall for the 32nd consecutive year, the number of years corresponding to the number of counties in Eire were Ireland united.

Drinking water in most public schools 'unsafe'

By Ronald Leir

3-18-88

The drinking water in three of every five Jersey City public schools has flunked state safety standards for lead content.

But city water officials insisted there was no reason to panic so long as persons in the schools let the water run for several minutes before drinking.

By that point, they said, any lead contaminants should have been flushed out of the internal water system.

Some two weeks ago, water department employees took one-liter samples from fountains at all 48 school sites around the city, plus the city Board of Education headquarters at West Side and Claremont avenues.

The department plans to take samples shortly from all parochial grammar and high schools in the city.

Tests on those samples—the "first-draw" from the tap—the equivalent of the first three 8-ounce glasses—were conducted by the water department and the results were released yesterday by Olek (Al) Dzydzora, the city's chief chemist.

The highest lead reading—217 parts per billion—was taken at an eighth-floor refrigerated fountain at the Board of Education facility, just outside the office of Schools Supt. Franklin Williams.

As of now, 50 parts per billion of lead in a given water sample is deemed acceptable by the state Department of Environmental Protection.

The lowest reading—9 parts per billion—was taken from School 3's Annex No. 3.

Other places where high readings were found include: Academic High School, 163 ppb from an administrative office; School 22, 151 ppb; School 39 Annex, 142 ppb; School 17, 144 ppb; and School 5, 126 ppb.

Dzydzora said the high readings reflect lead in water that has been standing for seven hours.

"This problem can be corrected by custodians letting the water run first thing in the morning until it gets cold, which could take anywhere from two to five minutes," he said.

After the flushing, the readings should drop "astronomically," said Dzydzora.

If, as expected, the state tightens its safety standards for lead to tolerate only up to 20 parts per billion, which could happen by December, only one Jersey City school site—An-

Lead levels at a glance

School Site	Lead (ppb)
Bd of Ed	217
No. 21	177
Academic (admin.)	163
No. 22	151
No. 17	144
No. 39 Annex	142
No. 5, 14	126
Lincoln HS	118
Ferris HS	99
No. 37	95
No. 25	94
No. 20	82
No. 41	81
No. 12	78
Dickinson gym	77
No. 34 Annex	76
No. 32	68
Snyder HS Annex	68
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Regional Day	67
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portions of a three-block area between Bloomfield Street and Willow Avenue along Observer Highway to allow for the construction of a 17-story complex that will contain a mixture of luxury and affordable units.

The ruling could threaten the future of Hoboken developer Joseph Barry's \$60 million "Observer Park" development. Barry was one of two developers who responded to a request for proposals for the redevelopment area, and he was designated the developer last month. The other developer

was Frank "Pupi" Raia, now a councilman at large replacing Mayor Pat Pasculli.

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The downtown group, led

See CAPPIELLO — Page 8.

Hoboken reval seen a 'joke'

Jersey Journal march 18, 1988

What galls me the most about Hoboken's revaluation is that the chaos it has produced does not provide any additional revenues. Also, these so-called experts say that everyone will pay their fair share and that it will balance out in the end. Baloney.

First, this whole process is a little hard to swallow when we have to live with the most expensive school system in the state and quite possibly the worst — unless it is compared with Jersey City.

Second, municipal services are a joke but long-time residents who are more concerned about living in a "home" rather than an investment will supposedly be paying their "fair" share with revaluation. Yeah, right. When did city residents ever get their fair share of services. Senior citizens and longtime residents will suffer from this and they will be the ones who will be forced to flee the city.

Perhaps, it is our fault for being so trusting of public officials on election day and not realizing that all those wonderful projects being approved by city agencies, whose members were appointees of those public officials would someday hurt the true Hobokenite.

Sure, the recent condo owners

carried the burden these past few years, as the experts claim. No one heard them complaining at City Council or school board meetings. Well, now they are the inheritors of Hoboken and instead of coming to this side of the river for a place to sleep, they had better get involved in local government or they'll be the ones screaming the next time the city finally gets around to reevaluating. But, then again, I hear that some are already fleeing — because of the poor school system and a lack of municipal services. — Ronnie M. Leaving Hoboken.

Reval no excuse

It is good to see an outpouring of comments on the reevaluation question. Owners and tenants alike, all of us have stake in this.

In theory, when the evaluation goes up, the tax rate comes down. This should achieve a balance in the bottom line, the tax dollar paid. However, various city spokesmen are already quoting a tax rate which will raise taxes fantastically.

I'm afraid that our "representatives" are looking at all this as some sort of windfall, something like

"manna from heaven." Reevaluation is not a reason for radically increasing taxes. — TAX-PAYER WITH A LONG MEMORY, Jersey City

Let's be fair

During the past few months we have read stories that smack of a campaign to try to discredit and embarrass the president of the Hoboken Branch of the NAACP, Eugene Drayton.

When you read a story about Mr. Drayton why are the adjectives preceding his name always in the negative form? I have never seen this in any article written about anyone else, not even hardened criminals or convicted felons.

Why do we, the public, never read about how Mr. Drayton, on Christmas Day, clothed approximately 40 homeless people, fed them and had them bathe at a local hospital with haircuts and all?

Why do we, the public, never read about the homeless that Mr. Drayton was able to find a job?

I feel that this is a conspiracy by certain individuals to discredit him

because of his potential power as the black leader in the community. The First Amendment to the Constitution is a powerful right. That right enables us to have freedom of speech, but I'm sure that our founding fathers did not mean for it to be used as a weapon to discredit or embarrass someone. Do not let your reporters be controlled by anyone!

As editor, the undersigned is asking you to be fair in your stories, to present all sides of the stories and to stop this negative print campaign against Eugene Drayton. — ANTHONY FALCO, member, Executive Board, Hoboken Branch of the NAACP.

Observer project returns to council

By Jim DeHogatis

The Hoboken City Council will hold a special meeting Thursday to re-ratify the Observer Highway redevelopment plan.

Superior Court Judge Maurice Gallipoli invalidated an ordinance Friday that designated an Observer Highway redevelopment area on city-owned lots between Bloomfield Street and Willow Avenue.

In a ruling on a suit brought by a group of downtown residents, Gallipoli said the ordinance was not valid because Councilman Steve Cappiello had a conflict of interest. Cappiello voted on the ordinance even though he owns a parking lot within 200 feet of the redevelopment area.

The ordinance paved the way for a 17-story mixed affordable- and luxury-housing complex planned by Hoboken developer Joseph Barry and Hartz Mountain Industries. But Gallipoli's ruling cast doubts on the development's future.

The group of downtown residents contends the project's height and density are not consistent with the surrounding neighborhood. Ronald Hine, spokesman for the group, said the residents will be back in court if the city does

not agree to scale down the project.

The council is expected to discuss scaling down the project during a Thursday 7 p.m. meeting.

Cappiello and newly appointed Councilman Frank "Pupie" Raia are expected to abstain. Raia was the only developer besides Barry to respond to the city's request for proposals on Observer Highway.

The council designated Barry the developer last month. Raia was appointed by the council last week to fill the vacancy created when Patrick Pasculli was named to replace the late Mayor Thomas Vezzetti.

Hine and members of the downtown group are scheduled to meet with Pasculli, Barry and city development officials today in an attempt to reach a compromise and avoid a court battle.

Pasculli said he arranged the meeting with the group "to discuss and, if possible, address their concerns. I hope that reasonable heads prevail so that we can put this project back on line."

Hine said he met with Barry last week, and that the developer "expressed a strong will-

See OBSERVER — Page 8.

EFFECTIVE APRIL 27

Key aide Fabiano resigns

Vezzetti's assistant was behind policies

By CHRISTOPHER AVE Staff Writer

HOBOKEN—Laurie Fabiano, top aide to the late Mayor Thomas F. Vezzetti, resigned yesterday, effective April 27.

Fabiano, chief architect of many of Vezzetti's major policy initiatives, said she will compile a detailed list of major city projects and the status of each, to be used by Vezzetti's successor, Mayor Patrick Pasculli.

Vezzetti died March 2 of a heart attack after less than three years in office. He was succeeded by Pasculli, the former City Council president who was named mayor by the council two weeks ago. He will serve until a special election in November.

Fabiano's resignation is the fourth official departure of city officials hired by Vezzetti. Law Director William Graves and Finance Director Catherine Rush resigned last week after being asked to resign by Pasculli. The Community Development Agency director, Michael Coleman, refused to resign and was fired.

On Pasculli's recommendation, the Council named replacements for the three directors. Pasculli has announced no plans to replace Fabiano.

Pasculli, who ran on Vezzetti's ticket in 1985, split with him several months later, reportedly because of Fabiano's role.

Pasculli charged that Fabiano had taken too big of a role in setting administration policy. Vezzetti supporters, however, called Pasculli's move a calculated political ploy designed to curry favor with opponents of the reformist mayor.

Yesterday, Fabiano would not speculate on whether Pasculli would continue work on key Vezzetti policy initiatives.

Changes are tumultuous

Continued from Page 1

inated one of his strongest rivals in a possible bid for reelection. But Cappiello picked up some new enemies. After Raia was named, housing inspector Jude Fitzgibbons, brother of Maurice Fitzgibbons, belittled and cursed at Cappiello across the packed chambers before stalking out.

Patrick Pasculli, appointed temporary mayor last Wednesday to replace the late Thomas F. Vezzetti, was re-appointed by his fellow councilmembers in a new vote last night. The second vote was called after local attorney Ira Karasick brought a suit against the city. He claimed, with the support of the state public advocate, that the first vote had been improper because of discussions and votes behind closed doors that preceded it, in violation of the Open Public Meetings Act, or Sunshine Law.

Karasick said he would drop the suit last night, and hoped the mayor and council did not see the events of the last week as political obstruction on his part, but would recognize that "the Sunshine Law is a keystone to democracy."

Prior to Pasculli's re-appointment, Robert Ranieri was

elect council president. Ranieri was the deciding vote in Pasculli's election last week, and some observers said if he had not been named council president tonight, he would have changed his vote.

The council chambers and the hallway outside were packed tight with local residents for the meeting. Police were stationed in the aisles, and a fire truck waited out front because of the overflow crowd in the room. Most had come not to see appointments, but to vent their fears and anger about the recently completed property revaluation. Clutching their notices, speaker after speaker spoke in disbelief about the newly assessed values of their properties, and blasted the school board and mayor and council for bloated budgets.

"No one in their right mind would pay a nickel for my house," said Mary O'Boyle, who lives in a small, run-down home on Seventh Street. "They tell me it's worth \$202,000." O'Boyle said she and her husband had lived in Hoboken their entire lives, that he had had a stroke, and that if she were forced to pay an anticipated \$5000 tax increase, they would have to live on \$83 a week for all medical, food, heating and other expenses.

"You people think I'm living in a mansion, with several acres of land," said Mary Gaspar, who has organized a citizens' group to protest the state-mandated revaluation.

Tax Assessor Woodrow Monte addressed most of the criticisms, tried to explain the mathematics of the revaluation, and said again and again that "everyone must do their

fair share." He was booed and heckled by the crowd, and also rebutted quietly.

"Mr. Monte, you say I should do my fair share," said one woman. "I sent five kids to school and raised them by myself on \$21,000 a year. I don't even have a kitchen, I don't live in luxury, believe me. I think I've done my fair share."

Residents also warned city officials that they were fed up with budget increases. "There's no free ride anymore," said one man. "It's going to be just like private industry. If you can't do the job, then good-bye."

The Board of Education especially came under fire. Its budget, which local taxpayers paid more than \$9 million for last year, was the largest piece of the total city budget, and after voters had turned down their proposed expenditures, the board went ahead and spent \$1.3 million more than had been expected.

The council voted to order the company which did the revaluation, Real Property Appraisals, to re-examine some of the property assessments. No one from the company attended the meeting. Monte, however, will be responsible in the end for determining who would qualify for a reduction.

At the end of the meeting, Pasculli succeeded in naming a new mayor, city council president, councilman-at-large, law director and finance director were all named, and hundreds of outraged oldtime Hoboken residents told them they better lower taxes fast, or their appointments wouldn't last long.

The biggest surprise of the evening was Frank "Pupie" Raia's selection to fill out Patrick Pasculli's term as councilman-at-large. Raia, 32, snatched the seat from the expected favorite, Maurice Fitzgibbons, with the help of shrewd maneuvering by Helen Cuningham, his staunchest ally on the council, and an unlikely coalition of votes from Councilmembers Steve Cappiello, Robert Ranieri, Thomas Newman, and Joe DellaFave.

"I feel great, absolutely great, but I know I got a tough task ahead of me," said Raia, developer of the Citadel condominium project on Seventh

Street, and an unsuccessful candidate against Cappiello in the Third Ward last spring.

"I voted for him because I think he has the kind of exper-

ience in development we need," said Cappiello. "And he comes from the neighborhood."

Although he is from Cappiello's home turf, if Raia runs

successfully for councilman-at-large for a full term, it will also mean Cappiello cordially elim-

inate him from the council.

See CHANGES — Page 6.

Observer project before council again

Continued from Page 1

ingness to compromise." Barry could not be reached for comment.

"We think they can eliminate the towers and still have a project with a sufficient number of units to be profitable," Hine said.

"It can very easily be scaled down in a way that would be fine for us. There's not a huge chasm here."

The towers essentially allow the developer to sell views (of New York). That's designed for the developer, not the city or the neighborhood, and that's very bad urban design."

City development officials

have said the 17-story height of the building is necessary because the more expensive market-rate units atop the towers will "cross-subsidize" the 115 affordably priced units. The city has also received a \$4.7 million federal Housing Development Action Grant to help subsidize the affordable units.

Pasculli said the grant could be jeopardized if Hine mounts another court challenge, since it is contingent on the developer's breaking ground by September. The city is also counting on the \$4.7 million from the sale of the city lots to help offset the steep tax hike expected this year as a

result of the property revaluation, he said.

Many of the residents fighting the Observer Highway project were part of another group that successfully overturned variances granted to the developers of the 16-story Presidential Towers condominium near Newark and Adams streets. The group claimed that project was also out of character with the surrounding neighborhood.

The charge of conflict of interest by Cappiello represented only one of eight counts in the group's lawsuit. Gallipoli ruled only on that count, leaving the door open for the residents to return to court on the

other complaints. The lawsuit also charged that the development plan:

- Is arbitrary and capricious;
- Set the sale price of the city-owned lots below market value;
- Was unreasonably based on a 1972 blight designation which is outdated;
- Was changed substantially between the first and second readings without adequate public notice;
- And was considered by seven of the council members during a boat ride hosted by Barry in violation of the state Open Public Meetings Act.

Changes are tumultuous in Hoboken

By Janet Wilson

In a tumultuous four-hour City Council meeting last night, a new mayor, city council president, councilman-at-large, law director and finance director were all named, and hundreds of outraged oldtime Hoboken residents told them they better lower taxes fast, or their appointments wouldn't last long.

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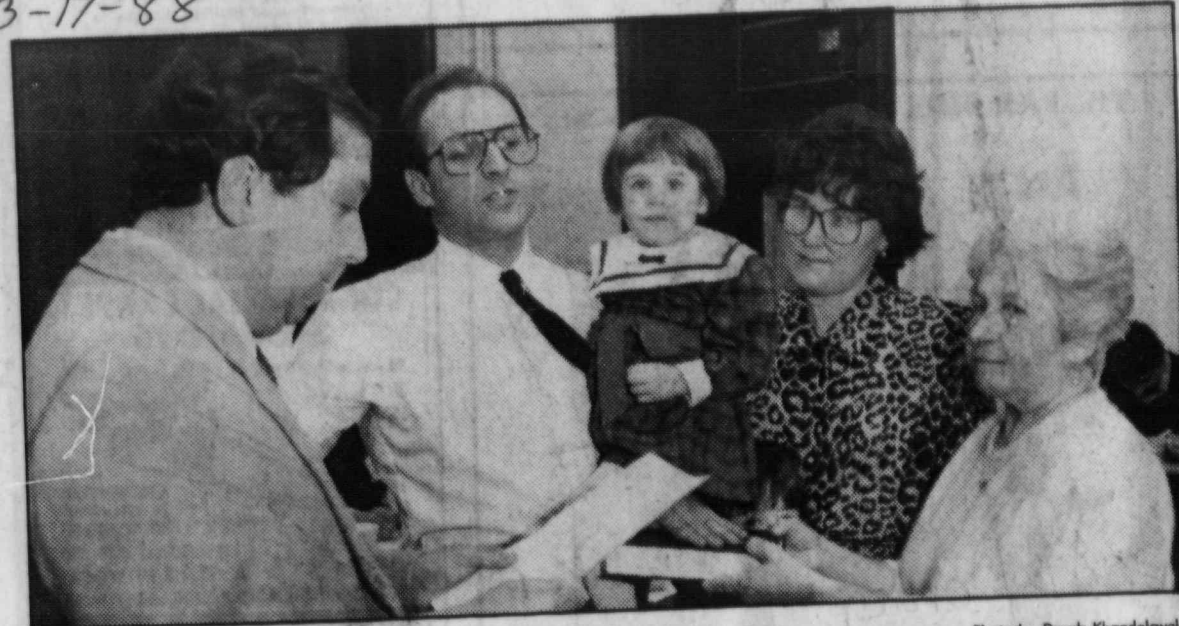
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inate him from the council.

See CHANGES — Page 6.



City Clerk James Farina swears in Pat Pasculli as Hoboken mayor as Pasculli's mother, Josephine, holds the bible and his wife, Dolores, and daughter, Alyssa, 2, look on.

Street, and an unsuccessful candidate against Cappiello in the Third Ward last spring.

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See CHANGES — Page 6.

\$5M IN HOBOKEN

Budget cut is mulled

Council, trustees agree tentatively

By CHRISTOPHER AVE Staff Writer

HOBOKEN—In a move that may stave off a stunning tax increase, officials have reached a tentative, closed-door agreement to cut as much as \$5 million from the Board of Education's \$28.4 million budget request, sources said yesterday.

In a meeting Sunday night, representatives of the school board and the City Council agreed in principle to make such cuts, which must still be approved by the entire board to be implemented.

At a closed meeting last night, the board directed Schools Superintendent Walter J. Fine to analyze the impact of a range of cuts on the board's programs.

The board is set to discuss its budget at 5:30 p.m. today in a meeting in its Clinton Street offices. Board members said last night they did not know whether the agreement to cut — first reached among three board members and three council members — would be approved.

The board has until Thursday to change its 1988-89 budget request before it is printed on ballots for the April 5 election. As originally announced last month, the request would require taxpayers to hand over \$5.7 million more than they did last year, sharply driving up the tax rate, already the focus of intense fire because of a dramatic revaluation announced last month.

The combination of the tax-in-

Please see TAXES Page 21

LAND SALE PROFIT

Judge: D'Amelio obstructed probe

By JEFFREY HOFF Staff Writer

Salvatore D'Amelio Jr., the former Hoboken law director, "is obstructing and delaying" court-ordered efforts to determine how much he improperly profited from a land sale, the Hudson County's top judge said yesterday.

D'Amelio now must accept the direction of an unnamed "prominent Hudson County attorney" who the judge is to appoint to oversee the "discovery" process in which the city will seek to determine how much D'Amelio profited from the deal.

In December, Assignment Judge Burrell Ives Humphreys of Superior Court in Jersey City ruled that D'Amelio "violated his ethical duty and ... profited" from the sale of a vacant lot at 201-203 Bloomfield St. D'Amelio must pay the city his share of the \$100,000 profit, Humphreys said.

The conflict of interest was raised by the sale because D'Amelio was city law director at the time of the transaction. Two other city employees and the girlfriend of Construction Code Official Alfred Arezzo were the other partners in the deal. The 1986 sale "raises very serious questions of potential

criminal conflict on the part of city officials," Humphreys said yesterday.

Yesterday's ruling was spurred by a complaint filed by current Law Director William Graves, who charged D'Amelio was obstructing the city's ability to learn how much D'Amelio profited. Graves argued that after a number of failed attempts to interview him since January, D'Amelio "came in and gave answers as unresponsive as he could make them."

Arezzo's girlfriend, Mary Cipriani, also is expected to be asked to testify in the discovery process. Humphreys also temporarily prohibited D'Amelio's attorney, William Shulman of Edgewater, from releasing statements during the discovery process given by the late Mayor Thomas F. Vezzetti and mayoral aide Laurie Fabiano. The judge said that at a future undetermined date he will give a final judgment on a request by Graves that the statements be sealed.

After the trial, Graves said, "their method of defending the case has been to throw mud and attempt to trash anybody that is attempt to act responsibly."

Graves replaced D'Amelio as law director after he was fired by Vezzetti in October 1986.

TAXES

CONTINUED FROM PAGE 1

crease threat and the revaluation has created strong public pressure to cut budgets and lesson the impact of the revaluation. As a result, voters would almost assuredly defeat the budget if it is offered in its present form.

However, if the board makes a \$5 million cut by Thursday, voters may see on the April 5 ballot a \$23.4 million budget request that increases the local tax burden by less than \$1 million over last year's level.

Trustee Joseph Rafter said after last night's board meeting that Fine would examine the effect of cuts of between \$1 million and \$4 million. The board is assuming that at least one school will be closed, bringing an additional \$1 million budget cut.

"I think everybody is saying this is something we have to do," Trustee Perry Belfiore said, adding that Fine has been directed to perform a "job audit" to discover which board jobs are "nonessential."

Belfiore and other officials said a \$5 million budget cut would mean one or two of the city's seven elementary schools would be closed, and that as many as 60 board positions would have to be eliminated. Cuts of less than \$5 million will also be considered, sources said.

Key to the acceptance of substantial cuts is the vote of Trustee James Farina, a stalwart of the board majority who also heads a powerful political club here. Farina, who also is city clerk, said he was hesitant of approving such a cut until Fine had a chance to evaluate its effects on the system.

"It's easy to say, 'Okay, we're going to cut five, six million,'" Farina said. "But what is it going to entail?"

Farina may also stand to lose political support if he supports the cut. Many appointees to board positions in recent years have been allies of the Young Democrats, Farina's political club.

Farina yesterday downplayed such possible effects, saying he would make his decision on the basis of "the needs of the children."

Trustee Joseph Rafter, one of the three board members at Sunday's meeting and a constant critic of the board's budget, also said he favors the move. Rafter and other members of the city's reform movement have long called for tighter spending practices, accusing the board's majority of patronage hiring.

The original budget request is nearly \$3 million more than the budget defeated by voters in last year's election. Since 1982, the board's budget has increased by about 50 percent. Enrollment, conversely, have declined sharply over the same time span, falling from 5,435 in 1982 to about 4,000 today.

Fabiano resigns job in Hoboken

Continued from Page 1

zetti died. Fabiano expressed relief tinged with sadness about her impending departure yesterday. Harassed and criticized for her personal as well as her professional life by some political opponents of the mayor, Fabiano reached a point of severe disenchantment with public service last spring, and had begun to talk of quitting.

"I was here because of Tom Vezzetti. I worked the hours I did and endured the aggravation because of him," she said.

Fabiano sometimes worked seven days a week and up to 20 hours a day in her

second-floor office directly alongside the mayor's. She took Vezzetti's rhetoric and crafted major policy and personnel changes, including waterfront guidelines limiting development, and a detailed City Hall reorganization plan.

Fabiano first met Vezzetti on a cross-town bus. He was banging out notes on a rickety typewriter while entertaining the whole bus. She worked in his 1985 runoff campaign against incumbent Steve Cappiello writing radio ads and designing literature.

"Is he crazy? Of course he is. You have to be crazy to run

for mayor in a corrupt town," read one piece.

After Vezzetti's stunning upset victory in 1985, Fabiano quickly became an integral part in organizing his takeover of City Hall.

Nevertheless, the City Council blocked her appointment as an executive assistant that year, and she was paid a secretary's wages, starting at \$22,000.

Fabiano took a pay cut of nearly 50 percent from her job as marketing executive to work for the city. She attributed the council's reluctance to raise her salary to chauvinism and a fear of outsiders by traditional Hoboken politicians.

"I committed two cardinal sins," she said. "Number one, I was a woman inside the mayor's office, and number two, I was not born and raised in this town."

Although Fabiano's grandparents were from Hoboken, she was raised in Cedar Grove. She moved to Hoboken as a struggling artist and founded the Hoboken Cultural Council in 1982. To many of her opponents, however, she was still the controversial outsider usurping Vezzetti's power, shunting him aside in his own office.

In January, Vezzetti finally succeeded in having her appointed a confidential aide, and she was awarded a \$17,000 pay increase, bringing her to \$41,000. Opponents again rallied against Fabiano, saying she was performing work the mayor should be doing. Vezzetti always dismissed those charges, saying, "She's the brains behind this operation."

Over time, Fabiano learned to respond with sharp retorts as well. Particularly frustrated by the fractious council when they would not OK an agreement with the Port Authority last summer, she dismissed them as "nine monkeys."

When the council thwarted administration attempts to have a legal contract for sewerage litigation renewed in February, Fabiano accused them of being like "a doctor who brings a pregnant woman to labor, then walks out the door."



Laurie Fabiano will no longer sit at this desk where, since 1985, she often put in 20-hour days and seven-day weeks carrying out — and sometimes crafting — the late Mayor Thomas Vezzetti's plans for Hoboken.

Fabiano resigns job in Hoboken

By Janet Wilson

Laurie Fabiano, the late Mayor Thomas F. Vezzetti's closest aide, resigned yesterday.

It was exactly what she had wanted to do for the last year. Fabiano, 30, a former sculptor and marketing consultant, said she hopes to produce a commercial film about a security guard who becomes mayor of his New Jersey hometown.

Meanwhile, Michael Coleman, who headed the Community Development Agency under Vezzetti, will fight his firing by Mayor Patrick Pasculli. A hearing will be held March 30 to review his dismissal, and Coleman will ask the City Council to overturn Pasculli's decision.

If Coleman can garner a six-vote majority on the nine-member council, he could keep his job through May 1989, when Vezzetti's term would have expired. Vezzetti died March 2 of a heart attack.

Fabiano, who was deeply shaken by the mayor's death, returned to City Hall for the first time in nearly two weeks yesterday. She had a brief private talk with Pasculli which both described as "cordial."

Although she said she wanted to resign as of April 4, Pasculli said he invited her to stay on as part of a transition team through April 27, and she will. Fabiano will prepare a status report on projects and programs under way when Vez-

See FABIANO — Page 6.

Helping some retain houses

Amid the pain that revaluation of properties is causing in Jersey City and Hoboken, the plight of some of the older residents who are living on limited incomes is especially severe.

While some of their friends sold their homes at bigger or smaller profits during the past several years, these residents kept the homes in the cities where they had lived and worked for scores of years.

Now, they are faced with the threat of losing these homes, because the soaring assessed values will be pushing their annual tax bills from the horrendous to the absolutely impossible.

It's ironic that the increased attractiveness of their neighborhood could be causing them financial harm — and it's another sign of the unfortunate, counter-productive nature of New Jersey's dependence on the local property tax.

But they deserve, at the very least, a chance to continue to live in the homes they have built up for so many years. Moving might prove especially traumatic, even if they could be assured of finding a suitable new place to live.

That's why a proposal that Sen. Thomas Cowan of Jersey City is backing deserves support.

It would provide aid from the state to pay to the city some of the tax revenue older or handicapped homeowners of relatively low income ordinarily would have to pay. The state could then recover the money upon the resident's death.

That is certainly no panacea for the revaluation controversy.

It doesn't address mistakes in establishing of new values for specific properties.

It doesn't help the cities find ways to cut expenses.

But it shouldn't do much long-term harm to the state's finances, and it holds out the prospect of limiting the stress and strain on some older men and women who don't deserve the trouble revaluation causes for them.

Hudson's delegation to Trenton should push hard for legislative approval for the assistance.

Hoboken project passes a hurdle

HOBOKEN — The City Council last night repaired some of the damage to the controversial 450-unit Observer Highway affordable housing project and voted again to approve the redevelopment plan.

But the real test for the project is expected to come Monday night, when residents opposed to the plan meet with city officials and developer Joseph Barry to work out a compromise agreement that all three sides can live with.

The project jeopardized last week when Judge Maurice J. Gallipoli of Hudson County Superior Court in Jersey City ruled that the ordinance approving the redevelopment plan was tainted because Councilman Steve Cappiello, who voted for the project, owns land within 200 feet of the proposed project, a potential conflict of interest.

The suit was brought by residents who object to the density of the plan.

Cappiello last night abstained from the vote, as did Councilman Frank "Pupi" Raia, a developer who bid on the project. The plan was approved, 5-0.

However, the vote takes care of only one part of the lawsuit. Residents still have the option to sue on seven other counts. Unless Barry agrees to scale back the 17-story plan, neighbors will sue again, according to Ron Hines, leader of the opposition group.

Barry said yesterday he will agree to chop off one or two stories from the height, and take out five to 10 units. "But that's it," he said, "because affordable housing depends on economics."

—JUDY TEMES

Appraiser tells how revaluation was accomplished

By Jim DeRogatis

The recent property revaluations in Jersey City and Hoboken have many residents wondering how the cities' assessors determined that the homes they bought for \$15,000 are now worth \$300,000.

Real Property Appraisers, a nationwide firm based in Dayton, conducted both the Jersey City and Hoboken revaluations. Neither city has been revalued since 1970, and many properties were on the tax rolls at a fraction of their worth.

Property values have risen dramatically in both cities over the last 18 years as a result of the "Gold Coast" real estate boom. The revaluation brings homes and businesses up to their current market worth, and although the tax rates will decrease, many residents can expect large tax increases.

Joseph Pizzoli, project manager for Real Property, said Jersey City and Hoboken are unusual cases. Most of the cities the company has revalued in New Jersey increased in value four times, while property values rose six times in Jersey City and 15 times in Hoboken.

Pizzoli has been in the assessment business since 1968 and has revalued cities and counties in states across the country.

In New Jersey, Real Property has revalued, among others, Toms River, Lakehurst, Beachwood and Bound Brook. Tax assessors in Lakehurst and Beachwood both expressed satisfaction with the firm's work.

"Some people believe that we just pull these numbers out of the air," Pizzoli said. "But we are making objective appraisals based on a number of factors."

One factor is the county's record of recent sales of buildings, Pizzoli said. Real Property's first step in revaluing both Jersey City and Hoboken was to plot recent sales on maps of all property in the city, which gave the firm an idea of what homes and businesses are worth on the market.

Both cities were divided into a number of "neighborhoods" based on the average selling price of buildings in an area. Property in Downtown Jersey City has been selling for much more than property near the Bayonne border. Property near Washington Street in Hoboken has sold for considerably more than property near the Palisades.

As Real Property's appraisers set new values for property, they checked the numbers against the actual selling price of similar buildings in the surrounding neighborhood, Pizzoli said. The method helps assure that buildings are being revalued at close to 100 percent

See APPRAISER — Page 9.

\$5M slash proposed in ed board budget

By Patricia Scott

In a private meeting both sides called the first of its kind in city history, representatives of the Hoboken Board of Education and of the City Council late Sunday night proposed major slashes in the school budget.

When the lengthy discussion of the proposed \$28 million budget ended, a decision was made to reduce spending by as much as \$5 million, according to several of the participants.

The proposed cuts will be possible, sources said, by closing two "underutilized" public schools — the Rue School at Third and Garden streets and the Joseph Brandt School at Ninth and Garden streets. A significant number of faculty would be laid off, perhaps equal to the number of teachers at both sites.

Board and Council agree on reduction

The unpublicized meeting, held at 8 p.m. Sunday in City Hall and chaired by Councilman Steve Cappiello and attended by Councilmen Dave Roberts and Thomas Newman and by school Trustees Perry Belfiore, Joe Rafter and school board President Richard England Jr.

Tonight's Board of Education meeting at Wallace School was supposed to be a brief session in which the proposed \$28 million budget was up for likely adoption.

Instead, members of the public who attend tonight's 5:30 session will learn about the greatly reduced spending

plan, according to school board officials.

Belfiore, who has vocally supported the closing of at least one city school for more than a year, said the budget cuts discussed at the private session involve the closings of one or more schools and layoffs "of serious magnitude."

"We aren't talking about laying off 10 people or a dozen people here," he said. "We're talking about building a lean, mean teaching machine. We hope less is more."

Belfiore said all city grammar schools will be studied to see which are the most appropriate candidates for closing.

Mayor Patrick Pasculli yesterday requested that appraiser Bill Stack prepare a report on which schools would be the most practical to close.

But sources said all faculty members and staffers at the two schools most likely to be phased out — the Rue and Brandt facilities — could be laid off under the sweeping plan.

The city has 380 certified teachers. Approximately 250 work in the seven public grammar schools and at the high school. Officials who attended the meeting did not know yesterday whether it is possible to lay off tenured teachers while retaining untenured teachers at other facilities.

"We aren't looking at any of those factors yet and we have no way of saying how many teachers we're talking about

See \$5M SLASH — Page 8.

\$5M slash proposed in ed board budget

Continued from Page 1

with layoffs," Belfiore said. "We can't put the cart before the horse."

Under the plan, the 240 students now attending Rue would move over to nearby Demarest School a block away.

The 400 youngsters in Brandt would be split up: half would go to Demarest, where

there are currently 265 students, and half would go to Wallace School at 11th and Willow streets, where there are now 560 students.

"I think a discussion like the one we jointly held Sunday goes a long way toward bringing a spirit of cooperation along," said Roberts.

"It's the first time members

of the council and school board worked together for a solution before the budget was adopted by the board."

Among other suggestions, Belfiore supports the closing of Rue and its rental or lease to an outside agency such as the Hudson County Vocational-Technical School.

He estimates that more than \$500,000 could be saved annually by renting out the space to vocational classes which could use shop equipment at Rue that was purchased three years ago but never used.

Cappiello said a feasibility study may reveal that the Brandt School could be taken over by the Parking Authority and possibly razed for a parking lot. "That's just one suggestion," Cappiello said.

"I'm talking about it to Pat Caulfield (Parking Authority director) and it's just one idea. There's a critical shortage of parking in that area and that would certainly help residents."

Appraiser tells how he revalued

Continued from Page 1

of their worth. A second tool used by the firm is field inspections. Ten local residents were hired, trained and sent out to examine Jersey City and Hoboken door by door.

"There's an old joke that the three most important factors in valuing real estate are location, location and location," Pizzoli said. Property in historic neighborhoods close to the PATH system were usually valued highest.

In addition to location, Real Property inspectors looked at the size of the property, construction materials, the age of the building, its condition, the heating system, the number of stories and the number of units.

If a homeowner or tenant was not home to let a field inspector into a building on his first visit, he returned later in the day or the next day, Pizzoli said. If he still could not get in, he left a card for the homeowner to set an appointment.

When a field inspector could not get into a building, he filed an estimate of its worth based on an exterior examination. Pizzoli said the number of units in a building and many other factors can usually be determined just by looking at the building, counting doorbells and mailboxes and comparing it to similar buildings in the neighborhood.

If the firm never heard from the homeowner to set up an appointment, the estimate was mailed to him to correct anything that might have been wrong, Pizzoli said.

Many Jersey City and Hoboken homeowners have complained that they were never visited by a Real Property field inspector. A Downtown Jersey

City group is attempting to block the city from accepting the firm's revaluation, claiming that Real Property did not do a fair and thorough job.

"There are going to be mistakes. We're only human," Pizzoli said. The company is still in the process of correcting its figures, and the revaluations will not be final until they are presented to the city tax assessors about a month from now.

Real Property has been meeting with Jersey City and Hoboken homeowners who believe their assessments are unfair. Pizzoli said many residents come to the meetings and complain that a similar house next door was valued less.

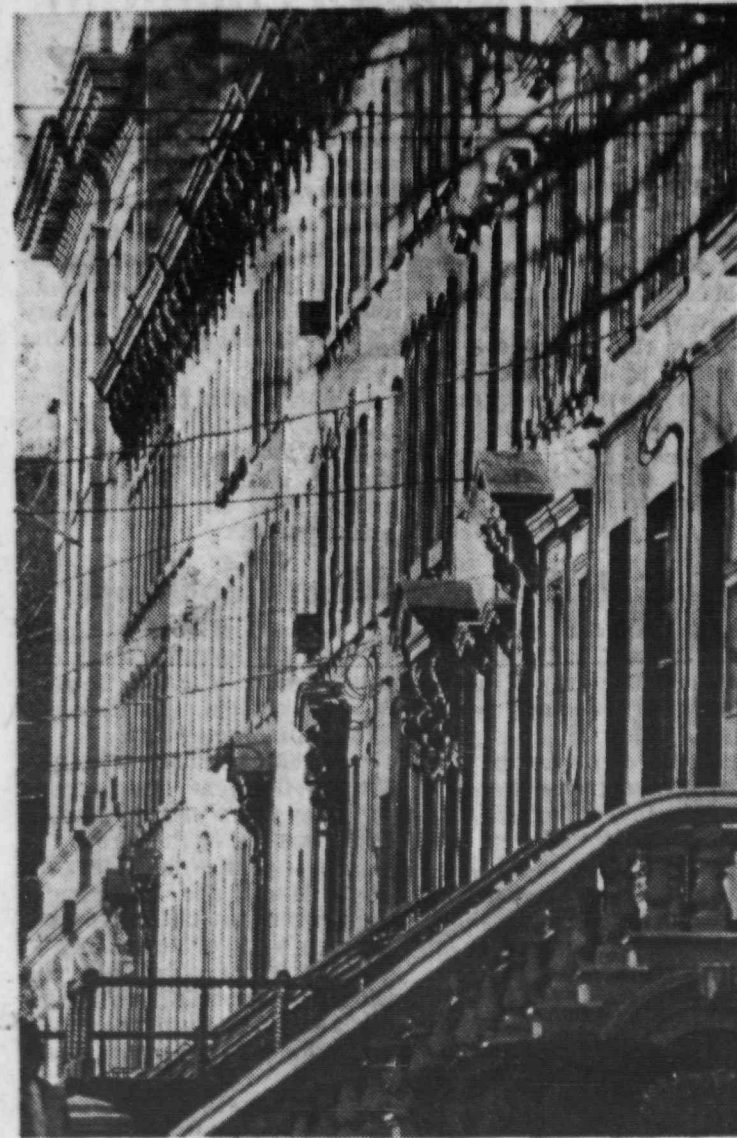
But instead of adjusting the value of the complainant's home down, the appraisers often notice a mistake in the neighbor's appraisal and adjust the value of his home up. Homeowners can expect notice in the mail in the next few weeks on whether their assessments have changed as a result of the meetings.

When the Hoboken revaluation is presented to the assessor, the city will also receive a video with color images of every property in Hoboken. The film was made by Landisc, a subsidiary of Real Property, and is expected to be a valuable aide to the tax assessor as well as the city's Police, Fire and Planning departments.

Jersey City declined to purchase the laser video because of the additional cost, Pizzoli said.

Real Property was paid \$460,000 to revalue Hoboken's 1.4 square miles and \$1.8 million to revalue Jersey City, which is about 13 times as large.

The firm is responsible for



The owners of these stately brownstones in Downtown Jersey City may face a quantum leap in property taxes.

defending its figures before the County Board of Taxation for the next two years, and Real Property will continue to be a presence in Hudson County.

The company bid on both

the Bayonne and Union City revaluations, although the work was awarded to other companies. Bayonne and Union City are at the initial stages of their revaluations.

Candidates urge budget defeat

By Jim Kopchains

Although the candidates in the Hoboken Board of Education election don't agree on many things, they united last night in urging the defeat of the newly-designed board budget.

On Sunday night, members of the school board and the city council reportedly agreed on \$5 million in cuts in the \$28 million budget. These cuts would include closing two elementary schools and laying off "a significant number" of teachers.

The council and school board have called a special meeting for 1 p.m. today at the Board of Education offices to describe the cuts that will be made.

The eight candidates appearing at a public debate last night all agreed that the public should vote against the budget as it appears on the ballot, therefore putting it back to the board and council again for re-evaluation.

"There seems to be some questionable decisions made on where they are cutting. It is not a good idea at all," one candidate, Gerard Costa, said. Another candidate, Mary Gaspar, said, "How can you cut \$5 million from a budget. They cut it through people in layoffs and by squashing 40 kids in a single classroom."

The debate, which was sponsored by the Sixth Ward Block Association, drew about 120 people and featured eight of the 13 candidates seeking election to the three spaces on the board. The candidates were incumbent Perry Belfiore and challengers Neil Mosco, Felix Rivera, Costa, Gaspar, Joan D'Agostino, Margaret O'Brien, and Vivian Flora-Distero.

Each of the candidates took turns in criticizing the budget



Board of Education member Perry Belfiore makes a strong point during school board candidates debate. The other candidates from left are Neil Mosco, Joan D'Agostino, and Margaret O'Brien.

and the work of the present and past board members in administering the school district.

"It's no longer important what went on in the past, Belfiore said.

Besides the budget, the candidates talked about how the district had suffered because of political and job considerations ruled over day-to-day operations.

"The past boards who placed jobs over that of children was the moral equivalent to genocide, the killing of an entire generation's spirit," Costa said.

Rivera, who is running with Costa and Flora-Distero, blamed the political nature of the board on "the old guard," which includes many of the city officials who served under former Mayor Steve Cappiello, and the "Young Democrats," another political club.

Mosco and O'Brien said they also wanted to see improvements quickly in the way the school system operates. Mosco, though, said, "It serves no purpose to constantly destroy and put down. It is better to work on improving the system."

Photos by Ed Quinn

MEETING TODAY

Hoboken school board set for vote on budget

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—As the Board of Education struggles to make last-minute cuts in its \$28.4 million budget request, it faces a fight against five years of steep increases, according to the board's figures.

Board officials said they will meet at 5:30 p.m. today in their offices, where they are expected to declare a closed session to discuss the budget and open the session to the public before voting on a revised version. The board has until tomorrow to send the budget to Hudson County officials for preliminary approval.

The budget will go before voters April 5. In the wake of public outcry against the first proposal — which would have raised taxes \$5.6 million — board members and City Council members agreed in principle to a \$5 million cut. However, board mem-

bers have backed off that agreement, and sources said yesterday that cuts of closer to \$2 million would be discussed tonight.

If passed as introduced, the \$28.4 million budget would demand \$17 million in taxes, up from \$11.4 million last year and \$4.8 million as recently as 1982.

Board administrators have argued that reductions in state and federal aid have been the root cause of the steep budgetary demands. The officials point to a \$3 million drop in such aid over last year as a major reason for the increase in the demand for tax money.

But according to an analysis of the board's last seven budgets performed by a private financial consultant, the amount of state and federal aid per child has actually risen since 1982 because of a sharp decline in student enrollments.

In 1982, the district recorded a student population of 5,766. The

district received about \$12.2 million in state aid that year. Next year, the district anticipates only 3,950 students and \$9.3 million in state aid.

According to those figures, state aid-per-pupil was \$2,100 in 1982 and is expected to be \$2,400 next year — an increase of 15 percent.

Accountant Leonard Smith, who analyzed the board's figures for use by city and board officials in the negotiations, said the analysis "represented no opinions whatsoever." He added that his report was available to anyone who wanted it.

Trustee Joseph Rafter, who has long called for tighter spending practices, said the figures proved the need for a drastic cut in the budget. Other school officials — including Superintendent Walter J. Fine — said that despite the increases in spending, the district could not cut the budget substantially without damaging education.

WILL

CONTINUED FROM PAGE 1

took Sgardelis into his home in 1978 and helped Sgardelis conquer a long bout with alcoholism.

Sgardelis expressed more confusion than doubt over the will. "I don't know. It doesn't seem right. I was his first campaign manager. I guess he found other friends ... after he became mayor," Sgardelis said yesterday.

"To my friend(s)" Cuning and Fabiano, Vezzetti left \$17,500 each, according to the will.

Valente, also identified in the will as a friend, will receive \$25,000. Valente is an aide to Gov. Thomas H. Kean and was an unsuccessful Assembly candidate last year. He supported Vezzetti's 1985 mayoral bid and was named to a brief term on the

City Council. Valente could not be reached for comment yesterday.

Della Fave declined comment on the will. It is not known how much the entire estate is worth or how much Della Fave will receive.

Vezzetti is survived by a twin sister, two brothers and a number of nieces who are not named in the will.

The mayor's uncle controlled a medium-size candy company and, Sgardelis believed Vezzetti had some inheritance from the company.

Vezzetti died of a heart attack March 2 at the age of 59.

Della Fave and Cuning were his closest allies on the council, and Fabiano was long recognized as a close confidential aide.

RELATIVES NOT NAMED

3-24-88 HD

Vezzetti's will gives thousands to friends

By JEFFREY HOFF
Staff Writer

Former Hoboken Mayor Thomas F. Vezzetti divided his estate among his closest friends

and political allies — Councilman Joseph Della Fave, Councilwoman Helen Cuning, his aide Laurie Fabiano and Angelo Valente —

according to an uncontested will filed with the Hudson County surrogate.

Della Fave, who spent many hours with Vezzetti both mulling political strategies and socializing, is executor of the estate, according to the will signed by Vezzetti Oct. 17, 1986.

Della Fave will receive any money in Vezzetti's estate beyond the \$60,000 divided among the three others.

The mayor's roommate of many years, Harry Sgardelis, is not named in the will. Vezzetti

Please see WILL Page 18

Budget vote is illegal

Open meetings law violated by board

By JEFFREY HOFF
Staff Writer

A Union City Board of Education meeting Monday during which the \$37.8 million 1988-89 budget was adopted was held in violation of the state Open Public Meetings Law, a Hudson County judge ruled yesterday.

Hours after the decision, the board announced it would hold a special meeting tomorrow night to take a new vote on the budget.

Superior Court Judge Steven J. Schaeffer did not say specifically in his ruling that the budget vote was invalid. Board President Jose L. Fuentes said immediately after the ruling issued at 3:30 that he will move to have the budget question placed on the April 5 school election ballot without calling another board vote.

A school board secretary called a reporter for The Hudson Dispatch to announce tomorrow's special meeting, just before 7 p.m. yesterday. Fuentes did not return a number of calls last night.

Libero D. Marotta, attorney for the Save Our Schools coalition that filed suit to challenge the meeting, had threatened after the hearing to go back to court and hold up the vote if Fuentes does not call another meeting.

"If they don't call another meeting, we will stall the election," Marotta said immediately after the judge ruled.

Fuentes first said the judge's ruling does not require them to delay the election because the board voted at a caucus session

DECISION

CONTINUED FROM PAGE 1

to call an emergency meeting and the "Sunshine Law" does not require that an emergency meeting be publicized 48 hours in advance. The judge made no ruling on whether the vote took place at a proper emergency meeting.

The situation was considered an emergency because state law requires a board to adopt a budget 12 days before the vote.

SOS filed suit Monday to try to block the meeting and declare it invalid. Schaeffer did not block the meeting on Monday, but declared it invalid yesterday. The SOS suit charged that Fuentes did not properly advertise the meeting in local newspapers or with the city clerk. Fuentes said he called both local papers late Friday and contacted City Clerk Michael Licameli Saturday morning.

Marotta argued that all Saturdays are public holidays and that normal city business cannot be conducted including the posting of a meeting. The judge cited this argument when he declared the Monday meeting invalid.

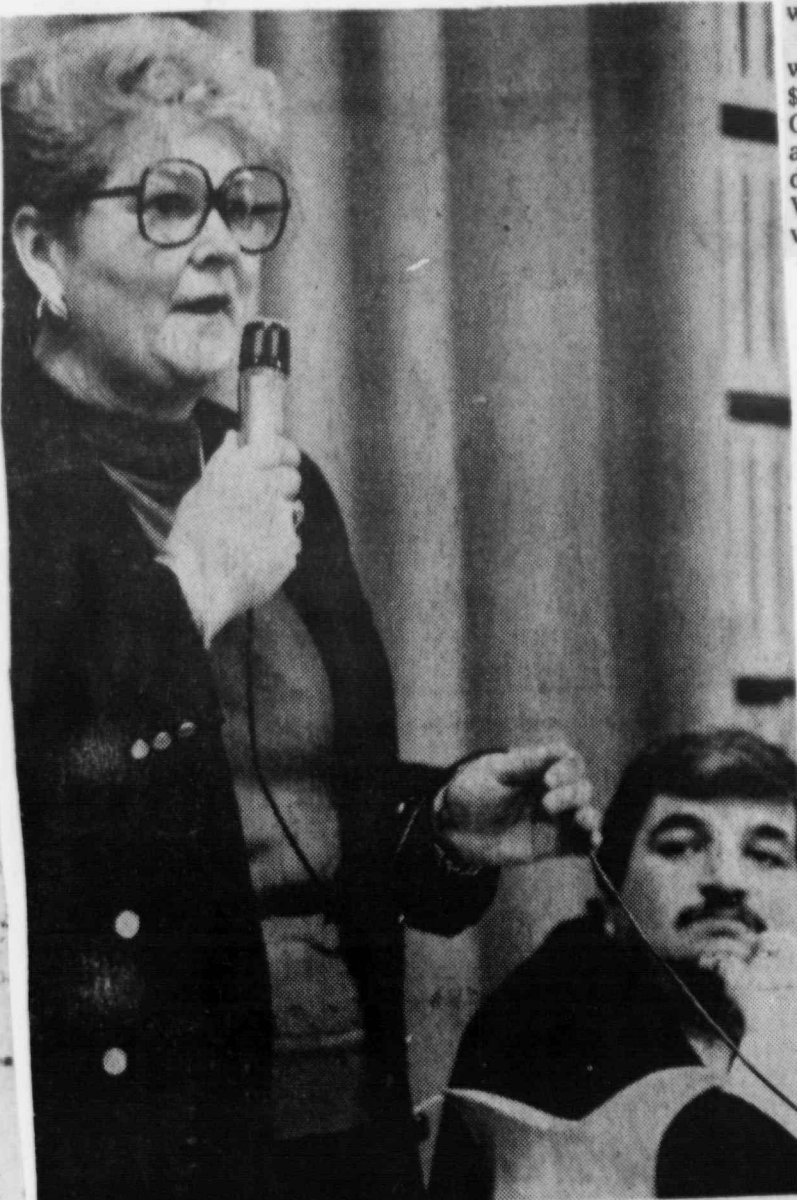
The Open Public Meetings Law requires almost all meetings of public bodies to be an-

nounced 48 hours in advance by publication in local newspapers and by notification to the city clerk. SOS argued that Fuentes did not properly notify the papers because, although they were called, there was no legal advertisement published 48 hours in advance of the meetings.

The board had voted unanimously in closed caucus session at 6 p.m. Monday to declare the special session and emergency meeting that could be held without 48 hour notice to the public. The board also voted 6-1 to adopt the budget at that closed session. Marotta charged yesterday that not only was the special meeting held Monday night a violation of the law, but it was improper for the board to vote on the budget in closed session.

The incident is the second time this month when a county municipal body was accused of violating the law and decided to hold a public vote.

The Hoboken City Council last week held a recount on a vote initially held in closed session to name Patrick Pasculli as mayor. The council first made the appointment in closed session.



Mary Gaspar, a candidate in the upcoming Hoboken school board election, discusses a subject at last night's candidates debate. At right is another candidate, Neil Mosco.

Racism conference links Stevens, 175 schools

By The Associated Press

Students, teachers and administrators from Stevens Institute of Technology in Hoboken joined with their counterparts from 10 other New Jersey colleges yesterday in a national conference on racism that was broadcast across the country to more than 170 schools.

"The aim of the program was to discuss the resurgence of racism on campus," said Sally Petrilli, coordinator of Instructional Development at Governors State University in University Park, Ill., one of the conference's sponsors.

"It was not so much an attempt to sensationalize incidents as an attempt to show that these events could be cata-

lysts for campuses to decide what action they want to take," she said.

She said an average of 50 participants at each of 176 sites across the country watched the televised conference, "Racism On Campus: Toward An Agenda," broadcast live from 11:30 a.m. to 3:30 p.m. from Governors State and the Johnson Foundation's Wingspread Conference Center located in Racine, Wis.

The New Jersey Department of Higher Education paid the registration fee for the

state schools, said Penny Sohn, director of the department's Office of Computer Policy.

"We thought it was particularly relevant and something the department should be trying to focus on," she said.

She said the department also encouraged schools to conduct programs about combating racism in conjunction with the national broadcast.

Among the panelists were Raymond Mack, professor of Sociology and Urban Affairs at Northwestern University; Rafael Magallan, associate schol-

ar at Tomas Rivera Center in Claremont, Calif.; and Reginald Wilson, director of the Office of Minority Concerns for the American Council on Education.

The other New Jersey schools that participated were Ramapo College, Mercer County Community College, Rutgers University, William Paterson, Burlington County College, Atlantic Community College, County College of Morris, Union County College, Drew University and Cumberland County College.

Cappiello vote endangers project

By JEFFREY HOFF
Staff Writer

The future of the massive Observer Highway housing project was put in doubt yesterday when a judge invalidated the City Council approval of the project because Councilman Steve Cappiello committed a conflict of interest by voting to accept the plan.

A former mayor, Cappiello owns property less than 200 feet from the proposed 450-unit development and should not have voted on the project Oct. 21 when the council voted to accept developers' bids.

Judge Maurice J. Gallipoli of Hudson County Superior Court did not say yesterday whether the council must also reopen the bidding process completed March 3. Joseph Barry, a local developer and weekly newspaper publisher, won the right to buy the site between Willow Avenue and Bloomfield Street for \$4.7 million.

Another local developer active in city politics, Frank Raia, submitted the only other bid. He could not be reached for comment last night on whether he will challenge the bid process.

When told of the judge's decision last

night, Mayor Patrick Pasculli called the decision "unfortunate because it is a small technical thing that will be corrected in the future." The judge ordered that the council hold a new vote to consider acceptance of a development proposal for the site created by the city Community Development Agency.

"I think it is important that the council take the vote as early as possible. The project is very important to our finances this year," Pasculli added.

The delay could threaten receipt of a \$3 million federal Department of Housing

and Urban Development Action Grant for the project. Construction must begin by June 30 for the grant to be awarded. The developer must include 118 units in the project that will rent for \$136 to \$835 a month, or sell for \$8,500-\$15,000 a room, prices determined by the state to be affordable to low- and moderate-income households.

Gallipoli's decision was in answer to a suit filed against the project by a group of neighboring property owners. J. Ronald Hine, Richard and Vibeke Koszeghy, Janis Levine and Barry Polayes raised additional legal grounds

for invalidating the project in their suit against the City Council, but those issues were not ruled on yesterday.

Their suit charged that the council violated the state Open Public Meetings Act when seven of its members joined Barry on his yacht to discuss his proposal. They also charge that the proposal conflicts with the city master plan and local zoning regulations. "The scale and character proposed in the redevelopment plan are inconsistent with the adjacent neighborhood," according to Mary Winder a professional urban planner who testified for the plaintiffs.

Project logjam goes on

Lack of agreement may cause tax hike

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—Prospects for a quick settlement in the Observer Highway project dispute yesterday after a meeting involving the developer, a community group and city officials yielded no agreement.

The meeting, held privately in Mayor Patrick Pasculli's City Hall office yesterday afternoon, was called to try and reconcile the demands of neighborhood activist Ronald Hine to those of developer Joseph Barry.

But the principals failed to agree, jeopardizing a \$3 million grant and making more tax increases next year a real possibility.

Hine's downtown residents group successfully sued the city over plans to build a 450-unit residential development on Observer Highway between Bloomfield Street and Willow Avenue. A Hudson County Superior Court judge ruled in Hine's favor last week, overturning a variance approved by the city to permit the project, on the grounds that Councilman Steve Cappiello should not have voted because he owns a parking lot within 200 feet of the site, creating a possible conflict of interest.

Because the judge ruled on only one of the eight counts in the suit, Hine and his group are free to sue again if Barry and the city do not change the project to Hine's liking.

Pasculli said another meeting is set for Monday. In the meantime, Pasculli said, the city would press on in its efforts to move the project; the City Council is scheduled to re-vote on the redevelopment plan tomorrow night, with Cappiello and newly-appointed Councilman Frank "Pupi" Raia abstaining. Raia, a developer, also submitted plans for the project.

But the controversy apparently will not disappear overnight. Hine has said the 17-story towers included in the plans would be too high and violate the ambience of the neighborhood. Barry has said the towers allow for higher-priced luxury units that are essential to the profitability of the project, which includes 118 affordably-priced units.

The logjam could prove disastrous for the city's budget, already under fire because a recent property revaluation increases taxes for most owners of non-condominium housing, and because the Board of Education is asking for a record tax increase of its own.

If the final contract for the sale of land for the site is not signed by June 30, the city cannot gain from the \$4.7 million price of the city's land there. If ground is not broken on the project by Sept. 24, the city will lose a federal grant worth \$3 million that would have reduced the cost of providing the affordable units.

'I can't believe someone signed my name'

John Mitchard
Stevens '85

Fraudulent votes cast in Hoboken elections

By Jim DeRogatis
C. 1988 The Jersey Journal

The names of six college fraternity brothers who had moved out of Hoboken were used to cast fraudulent ballots in two recent elections.

A review of county voting records by The Jersey Journal revealed that the signatures of six members of the Sigma Phi Epsilon fraternity at Stevens Institute of Technology were forged, and fraudulent votes were cast in their names in the Sixth Ward City Council election last May, and the general election last November.

The students registered to vote from the fraternity house at 528-530 Hudson St., but they all graduated and moved out of Hoboken in 1985 or 1986, according to records on file at Stevens.

Two of the students who moved to South Jersey said they did not vote in Hoboken last year. The four other students have moved to locations across the country.

The county Board of Elections has launched an investigation into the fraudulent votes, and officials said the matter may be turned over to the county prosecutor.

Incumbent Sixth Ward Councilman David Roberts won reelection by a two-to-one margin last May 15th, defeating challenger Cataldo DePinto. Two seats in the state assembly and the position of county executive were at stake last Nov. 3rd.

According to Stevens officials, 42 students live in the Sigma Phi Epsilon fraternity house. County voter registration records show that 14 of those students are registered to vote, including six who moved out more than a year ago.

Joseph Ciano, chief of staff at the county Board of Elections, said voters' names are not removed from the voter registration books unless they re-register in a new location outside the county or do not vote for a period of four years.

The pages in the books feature the voter's sample signature in the upper left hand corner. Voters are required to sign the page before casting a ballot in any election.

There are notable differences between the six fraternity brothers' signatures and the signatures used to cast the fraudulent ballots in May and November.

Mark Fritz graduated from Stevens in May, 1986. He did not vote in Hoboken last May or November, but someone signed his name in the voter registration book and voted illegally.

"I wasn't living there, I didn't vote. That's news to me," Fritz said from his home in Mahwah, where he has lived since graduation.



The Sigma Phi Epsilon house on Hudson St.

"I haven't gotten around to transferring my registration because I was thinking of moving. They should have a better check system."

Former Stevens student John Mitchard graduated in May, 1985 and moved back home to Cherry Hill. He said he did not vote in the council election in Hoboken last May, but his district's voter registration book indicates that he cast a ballot.

"I was just getting ready to register to vote here," Mitchard said. "I can't believe someone signed my name to vote in Hoboken."

Other former students whose names were used to cast fraudulent ballots are:

• Eric Batt, a 1985 graduate living in Indiana. His name was used to cast ballots in May and November.

• Ted Bicking, a 1986 graduate living in New York. His name was used to cast ballots in May and November.

See FRAUDULENT — Page 6.

Economy coalition collapses, school budget cut only \$1M

By Earl Morgan

After an hour of deliberation in closed caucus, the Hoboken Board of Education last night, by a 5-3 vote, cut its proposed 1988-89 budget by \$1,074,521. It also approved all but one of five public questions to be submitted to the voters in a \$6,488,000 capital improvements bond issue.

Earlier this week, it was reported the \$28 million budget would be cut by \$5 million and two elementary schools would be closed. According to sources, when the board convened last night the coalition to cut the budget by \$5 million collapsed and a new consensus had to be forged. Last night's cut will mean only one elementary school will be closed, board officials said.

Trustees Lourdes Arroyo, Perry Belliure and Joseph H. Rafter voted against the budget.

The board has a deadline of 9 a.m. today to submit it to Hudson County Superintendent of Schools Louis Accella. Earlier this week, several speakers complained the new budget proposal did not give the public an opportunity to study the changes and comment on them.

However, state education officials said the procedure does not violate state laws and the amended budget will not have to be reintroduced.

The public will have a right to express its feeling on the budget at the polls in the school board election. Although approximately 50 people attended the meeting at the board's Clinton Street headquarters, only three spoke on the budget.

One woman speaker termed the budget an "outrage" and said the schools are top heavy with administrative staff that can be cut.

Arroyo said she previously voted against closing elementary schools and felt that action is irresponsible. Trustee Geraldine Pataliano said to cut school funding further would "hurt our children."

Public question 7 was defeated by a 5-3 vote. It proposed a \$299,000 bond issue to upgrade and improve heating systems in city schools.

The other public questions included in the bond issue are:

• Renovation of John F. Kennedy Stadium, \$1.4 million;

• Removal of asbestos from the Rue and Brandt Schools, \$219,000;

• Modernization and improvement of fire safety systems in all schools, \$1.7 million;

• Improvement and upgrading school elevators, \$962,000.

Several board members

See HOBOKEN — Page 10.

Lisa is rethinking appointment as finance director

By Jo-Ann Moriarity J.J. 3-24-88

One week after his nomination as city finance director was confirmed by the City Council, Joseph Lisa is rethinking his mayoral appointment, a job he was supposed to start April 1.

Lisa was expected to meet with interim Mayor Patrick Pasculli last night to discuss whether the certified public accountant could serve two masters at the same time.

Lisa, in a telephone interview earlier in the day, said that city ordinance sets the finance director's hours at 9 a.m. to 4 p.m. Lisa is unsure whether he can handle that job and at the same time work at his private accounting firm where he has three partners and a staff of 14 people.

"I am meeting with the mayor later tonight and should arrive at a decision by tomorrow," said Lisa, who served as an auditor in the Cappiello administration.

Pasculli confirmed that he was meeting with Lisa but would not venture the likely outcome of their meeting.

Pasculli offered Lisa's nomination as finance director days after he was appointed interim mayor by the City Council to succeed Thomas F. Vezetti who died suddenly March 2 of a massive heart attack.

Pasculli offered Lisa's nomination to replace Barbara Rush, who was hired last month after an extensive search for a new finance director. The City Council unanimously approved her appointment to the post, which has a salary in the mid-\$40,000.

Rush, a former executive at the New York City-based Public Resources Advisory Fund, was on the job less than a week before Pasculli notified her that he would submit his own candidate for the post.

She is scheduled to leave the job April 1, when Lisa was expected to assume the position.

School board slate throwing party

HOBOKEN—The reform slate in the April 5 Board of Education election has organized a fund-raising party at Maxwell's scheduled for Washington Street Monday night, beginning at 7:30 p.m.

Tickets are to be sold at the door to raise money for the candidates, Gerard Costa, Vivian Flora-DiSlaio and Felix Rivera. They are running on a ticket dubbed The Coalition for Better Schools and Lower Taxes.

Claire DePalma, campaign coordinator for the slate, said the three candidates plan to attend the meeting.

—CHRISTOPHER AVE

Hoboken seniors plan protest at P.S. office

By Patricia Scott

Several dozen Hoboken senior citizens are planning a protest at noon today at the Public Service Electric & Gas Service Center at 615 Washington St.

Last month, Public Service officials announced plans to close the 80-year-old service facility, which is widely used by elderly residents who pay their bills directly and receive information about billing problems and general utility questions.

Public Service spokesmen said the service centers in Bayonne and Jersey City will remain open, and Hoboken residents can travel to those municipalities if they require "direct assistance services."

But more than 40 angry se-

nior citizens held a demonstration at the Washington Street center last month to protest the planned closing. A similar protest will be held today at 12, and residents will be joined by Rep. Frank Guarini, Assemblyman Bernard Kenny and several City Hall officials.

Nellie Moyeno, City Hall's director of Hispanic Affairs, organized the protests.

Public Service said it is closing the branch office because the volume of business has steadily decreased over recent years. But employees of the branch said many of the payments dropped off at the local center are routinely sent elsewhere for processing and computerization, so even though the site is actively used records do not reflect the use.

Elections board will weed out old names

By Jim DeRogatis

The Hudson County Board of Elections is reviewing voter registration records in Hoboken's Sixth Ward to weed out voters who have moved from the city.

The Board of Elections launched the investigation after a review of county voting records by The Jersey Journal revealed that the names of six former college students were used to cast fraudulent ballots

in two elections last year.

The Stevens Institute of Technology students were members of the Sigma Phi Epsilon fraternity who lived in the group's house at 528-530 Hudson St. They all graduated and moved out of Hoboken in 1985 or '86, according to records on file at Stevens.

The students' signatures were forged and their names were used to cast fraudulent

See ELECTIONS — Page 16.

Fraudulent votes cast in Hoboken election

Continued from Page 1

Passaic. His name was used to cast a ballot in May.

• Richard Hastings, a 1985 graduate living in Pennsylvania. His name was used to cast ballots in May and November.

• Mark Meyers, a student at Pace University and member of Sigma Phi Epsilon who lived at the Stevens chapter's house until he graduated in 1986 and moved to Chicago. Meyers' name was used to cast ballots in May and November.

Ciano said his office has launched an investigation into the fraudulent votes in response to a request by Hoboken City Clerk James Farina and Councilman Roberts. Roberts said he asked for the investigation after he was questioned about the votes by The Jersey Journal.

Members of the fraternity said Roberts was a frequent visitor to the house before last May's election. He ate dinner with the fraternity brothers, gave them a keg of beer, made a campaign speech and reviewed a list of the students registered to vote from the house, fraternity brothers said.

"I campaigned throughout the whole district," Roberts said. He said he visited the fraternity house to campaign before the May election and before several elections since then.

"I would never suggest such a thing" as casting fraudulent ballots, Roberts said. "I never did."

Roberts lives next door to the fraternity house, but he said it is a standard stop for all campaigning politicians.

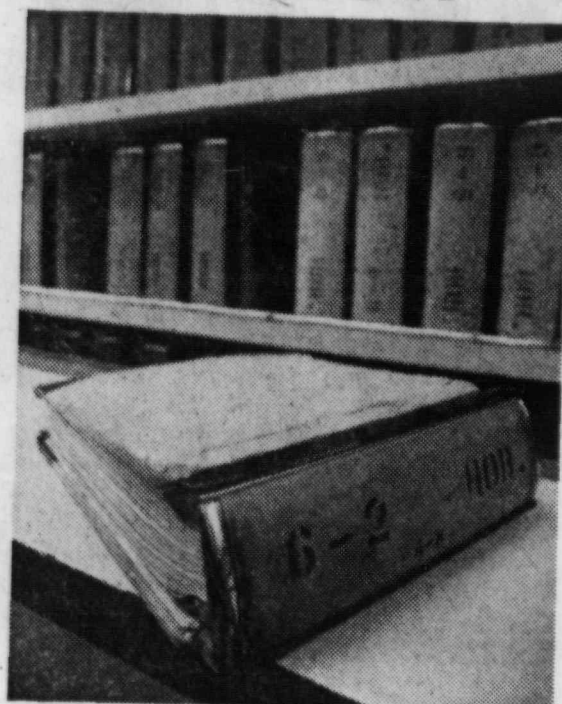
Roberts won an impressive victory last May, garnering 1,056 votes to DePinto's 505 votes. In November, Democrats Bernard Kenny and Angelo Valente won election to the state assembly, and Robert Janiszewski was elected county executive.

Hoboken resident Kenny faced stiff competition in the Mile Square City from Republican candidate Angelo Valente, a sixth ward resident. Roberts and many other local Democrats actively campaigned for Kenny.

Casting a fraudulent ballot is a felony, but Ciano said it will be "almost impossible" to determine who cast the illegal votes unless witnesses come forward. Any evidence uncovered during the Board of Elections investigation will be turned over to the county prosecutor for further investigation, Ciano said.

Fred Coletta, the Board of Elections' chief investigator, said his office will remove the students' names from the voter registration books today and question the county workers who manned the Sixth Ward polling place in May and November.

Board of Elections poll workers initiated



Falsified signatures were found in this Hoboken voting register.

the students' forged signatures in the registration books. Iris Canales, who worked at the Sixth Ward poll in May and November, said she and her companions would not have thought to question whoever posed as the fraternity brothers, since their names were still in the books.

"These were students who moved around a lot, they probably wouldn't have been familiar to the people at the polls," Ciano said.

The illegal Sixth Ward votes represent the latest in a series of voting scandals in Hoboken in the last year, Ciano said.

Antoinette Calabrese, a poll worker in the Third Ward, was sentenced last week to two years probation after she pleaded guilty to voting twice in each of six recent elections, once under her married name and again under her maiden name.

The Third Ward council run-off election last June was overturned by Hudson County Superior Court after it was revealed that a number of voters had been illegally registered by a campaign worker for Frank "Pupie" Raia. The judge ordered another run-off between incumbent Steve Cappiello and Anthony Russo.

The Fifth Ward council run-off election was also overturned by the State Appellate Court. The election was tainted because one of the polling places opened 20 minutes late and five illegal absentee ballots were filed.

Continued from Page 1

ballots in the Sixth Ward City Council election last May and the general election last November, voting records reveal.

Joseph Ciano, chief of staff at the Board of Elections, said his office is trying to determine who forged the six fraternity brothers' signatures and cast the fraudulent ballots. Investigators will visit the Sigma Phi Epsilon fraternity and interview the workers who watched the polls last May and November, he said.

If the Board of Elections confirms that a crime was committed, the matter will be turned over to Hudson County Prosecutor Paul DePascale. Forging a voter's signature to

cast a fraudulent ballot is a felony.

DePascale said state election law prohibits his office's involvement in the investigation until the matter is officially referred to him by Superintendent of Elections Andrew Zampella, and he declined further comment.

Zampella referred an election investigation in Hoboken's Third Ward to DePascale several months ago. The prosecutor uncovered proof that a Hoboken poll worker, Antoinette Calabrese, had voted twice in each of six recent elections.

Ciano said the names of the six fraternity brothers have already been pulled out of the Sixth Ward voter registration

books. Meanwhile, investigators from his office are comparing the registrations with a list of everyone who graduated from Stevens in 1985 or 1986.

Hoboken City Clerk James Farina and Sixth Ward Councilman David Roberts asked Ciano to conduct the broader investigation after Roberts was questioned about the fraudulent votes by The Jersey Journal.

Members of the fraternity said Roberts was a frequent visitor to the house before last May's election. He ate dinner with the fraternity brothers, gave them a keg of beer, made a campaign speech and reviewed a list of the students registered to vote from the house, fratern-

ity brothers said. Roberts has denied involvement with the fraudulent votes. The incumbent councilman won last May, defeating challenger Aldo DePinto 2-1.

Voters who registered from one of Stevens' 12 fraternity and sorority houses or the school dormitories but have since moved out of the city will be pulled from the registration books to prevent future incidents similar to the one involving the six fraternity brothers, Ciano said.

Voters' names are usually not removed from the books until they re-register in a new location outside the county or do not appear at the polls for a period of four years.

HOBOKEN 3/25/88

School budget passes

3-25-88
Observers predict voters will mix it

Dispatch
By CHRISTOPHER AVE
Staff Writer

HOBOKEN—The Board of Education last night narrowly passed a \$27.3 million budget that is only \$1.1 million less than the one announced last month, to almost universal scorn.

The new spending plan for the 1988-89 school year is so steep it prompted the board's president to recommend that the public defeat it during the April 5 board election, even as he cast the deciding vote in its favor.

Before he voted, board President Richard F. England noted that Hudson County regulations require a budget by today.

"I vote 'yes' on this budget, and ask for everyone to vote against it at the polls," England said, giving the budget its fifth vote on the nine-member board.

Trustees Joseph Rafter, Lourdes Arroyo and Perry Belliure voted against the budget. Trustee Mario Mercado was not at last night's meeting.

The final amount of the budget was not announced until minutes before the 9 p.m. vote, as board members argued in closed session for more than three hours over the final version.

"I think the budget is a disaster. I think it renders the whole process meaningless."

JOSEPH RAFTER

Last month, the board announced a \$28.4 million budget proposal, only a \$1.6 million increase over this year's budget but a \$5.6 million hike in the tax levy. The proposal brought severe criticism from city officials and residents, who criticized the board for ignoring taxpayers' burden. A property revaluation announced a few weeks later intensified pressure on the board to reduce its demand for local tax dollars.

As a result of this pressure, a committee of the board tentatively agreed with a committee of the City Council in a private meeting Sunday night to consider cuts of up to \$5 million in the budget. But as the week progressed, board members moved away from that agreement, stressing the effect of such a large cut on the education of the children.

There are also considerable political considerations, as the board majority is closely tied to local political clubs that helped place supporters in board positions. Observers predicted this week that the board's majority could not afford to support massive cuts because of the potential loss of political support.

England told the angry crowd of about 40 sitting huddled in the board offices that the cut amounted to the closing of one of the city's seven elementary schools. No other positions or programs were cut. In a report released earlier this week, Schools Superintendent Walter J. Fine recommended that if a school is to be closed, the David E. Rue School at Third and Garden streets should be selected.

Under last night's budget, local residents would have to pay a total of \$15.8 million in taxes — up from \$11.2 million this year. The increase means that the average property owner probably will pay \$500 more in school taxes than last year, if voters pass the budget.

Observers last night all predicted the budget would be defeated overwhelmingly.

"I think this is a disaster," Rafter said after the vote. "I think it renders the whole process meaningless."

Hoboken to seek bids from private cleaners

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—The city is to begin soliciting bids for private street-cleaning service as early as next month, according to Public Works Director Roy Haack.

Under a resolution sponsored by Councilman David Roberts two weeks ago, the City Council authorized city officials to draw up a request for proposals from private firms to clean the city's streets.

Haack and Business Administrator Edwin Chius are drawing up the request, which may force the firing of 10 full-time and 20 part-time city workers who have

been striving — and apparently failing — to do the job themselves.

"Our streets are horrible," Roberts said. "We have seen a sharp reduction in basic city services the last few years. With the high taxes here, clean streets are the least the public is entitled to."

The threat of lost jobs has enraged James Fisher, leader of the city employees union, who claims the tactic has failed in Phoenix, Ariz.

But Roberts said at least three other cities have been successful with private street cleaners. He asserted that two-thirds of the city's current street-cleaning force is "just ripping off the tax-

payers."

Haack agrees that the problem is "horrible."

"That is the Number 1 complaint in the city — dirty streets," he said. "It's there, it's obvious."

The problem, Haack said, may be the low wages paid to the part-time employees, who receive \$5 an hour and no benefits.

Mayor Patrick Pasculli said he fully supports Roberts' effort to hire a private firm. Pasculli berated the "inconsistency" of the street-cleaning team, accusing them of constantly failing to clean streets on the day cars are prohibited from parking there under the alternate-side parking system.



This trash-strewn corner at Sixth and Monroe streets in Hoboken illustrates the problem.

M. KATHLEEN KELLY THE HUDSON DISPATCH

Mulvaney's name to stay on ballot

By John Petrick

A Superior Court judge yesterday denied Hoboken school board candidate Michael Mulvaney's request to withdraw his name from next Tuesday's ballot.

Mulvaney sent letters to the other candidates Tuesday stating his intention to withdraw from the race. By law, any party objecting to his last-minute withdrawal is given the opportunity to argue against it in court.

Appearing before Superior Court Assignment Judge Burrell lives Humphreys, Hudson County Superintendent of Elections Harvey Birne said it "is almost physically impossible" to remove Mulvaney's name from voting machines stationed at 34 different locations.

He said the machines are already in place and have been sealed. In order to remove Mul-

vaney's name from the ballot, all the machines would have to be reopened so that the name and accompanying lever could be removed.

School board candidate Felix Rivera also opposed Mulvaney's withdrawal, saying the last-minute move could be political maneuvering that will ultimately hurt the public interest.

Humphreys agreed with the points raised by the superintendent and Rivera, and said he rejected Mulvaney's reasons for withdrawal stated in his letter.

In the letter, Mulvaney states he is enrolled in school and will not have enough time to devote to the office. According to Humphreys, the candidate also cites his physical handicap as a factor.

Though handicapped, Birne characterized Mulvaney as an "active person" who runs a business.

GRANT IN JEOPARDY

Project logjam looms

Lawsuit threatened on Observer plans

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—A closed-door meeting last night of developers, neighborhood activists and city officials produced no agreements on plans for a massive project on Observer Highway, signalling a logjam that may rob the project of a \$3 million federal grant and force an extended court battle.

A neighborhood group is threatening a lawsuit over plans for a 450-unit residential development planned for Observer Highway between Bloomfield Street and Willow Avenue. The group of downtown residents is seeking to reduce the height and density of the project, which calls for a set of 17-story towers.

"At the moment, it's a stand-off," Ronald Hine, spokesman for the group, said at 9:15, after the City Hall meeting.

Hine and other members of the downtown group met with developer Joseph Barry and city officials on the project, which Barry won the right to develop last month.

Among the participants were Mayor Patrick Pasculli, several councilmen and members of the city Community Development Agency.

Before the meeting, both sides had expressed willingness to negotiate. But Barry said he was only prepared to grant "token" changes in the plans, while Hine said he was looking for "substantial" reductions in height and density.

"I'm willing to make token concessions, so that the group gets a little something — but nothing major," Barry said.

Barry said his plans call for a density not much above the average for the city, and much lower than other projects such as Columbian Towers, a subsidized building also developed by Barry that sits adjacent to the Observer Highway site. He added that to substantially re-

Please see OBSERVER Page 18

Elderly mourn closing of Hoboken ShopRite

By Jim DeRogatis and Patricia Scott

The Hoboken ShopRite will check out tomorrow.

The supermarket is being sold to developers West Bank Construction, who plan a \$70 million, 12-story condominium at the corner of Washington Street and Observer Highway.

West Bank was scheduled to close on its contract to buy the property in January, but they missed the deadline and the 20-year-old supermarket won a reprieve of several months.

West Bank principals Daniel Gans and George Vallone are expected to finally close on the contract this weekend, however, and the supermarket will probably be razed within the year.

Neither ShopRite executives nor Gans and Vallone responded to re-

quests for comment yesterday, but employees in the Hoboken supermarket were notified by registered mail that they should report Sunday to their new jobs at other ShopRite locations.

City officials were also told that ShopRite was closing.

In Hoboken, where a distance of 10 blocks means the difference between uptown and downtown, the closing has local consumers dreadingly mulling over alternate shopping locations.

"It's going to be missed in this area because it's so convenient," said Hildy Conroy, who lives on nearby Third Street and walked to ShopRite twice weekly. "I haven't really gone anywhere else in eight years. This is so close for me."

The closing is hitting the elderly hardest. "I come here because I don't

walk too far from my home and there are cabs outside I can take with my bags," said 74-year-old Anna Gomez.

"I don't want to shop all the way across town."

To help elderly residents, Hoboken's Senior Affairs Director Vincent Barbo is rerouting bus schedules on the Senior Citizen Bus Jitney line. The bus has always run from the Grand Street Multi-Service Center to Washington Street and past the ShopRite.

Barbo has reworked the bus line so that seniors can now shop at Foodtown at Sixth and Clinton streets.

"We want to make the same bus services available to seniors that they had when they could use ShopRite," Barbo said. "Otherwise, many elderly people will be totally inconvenienced."

The Crosstown City Bus is also

changing its pattern, and will begin running past the Foodtown instead of the ShopRite corner.

Additionally, Councilman Thomas Newman reached out to the 40th Street Weehawken Pathmark to see if their weekly bus trip for Hobokenites also can stop at the old ShopRite location.

The Weehawken supermarket currently sends a bus to Hoboken once a week to pick up residents at several senior citizen housing areas. Newman said Pathmark supervisors have agreed to add the ShopRite corner to that bus route with plans soon to be finalized.

Residents who take advantage of the plan would be taken to Weehawken to shop, given about 90 minutes and then returned to the ShopRite corner again, Newman said.

Lisa quits as Hoboken fiscal chief

By Jo-Ann Moriarty

Newly appointed finance director Joseph B. Lisa resigned yesterday before working one day on the job, and interim Mayor Patrick Pasculli is considering keeping on the director he had asked to step down.

In his resignation letter, Lisa said he was unable to accept the mayoral appointment, to be effective April 1, because his three partners in his Hoboken accounting firm do not want him to take a leave of absence.

"After lengthy discussions with my partners, they were unanimous in concluding that

it was not in their best interest, or mine, to take a leave of absence," the letter read.

"Furthermore, acceptance of the position would have posed considerable financial sacrifice for me and my family."

Pasculli said he will submit another candidate Monday to the City Council, which has to confirm the appointment.

The interim mayor said he has several candidates, including Catherine Rush, who was appointed to the post last month by the late Mayor Thomas F. Vezzeiti and unanimously approved by the council.

Days after being appointed interim mayor to succeed Vez-

zetti, Pasculli notified Rush he was replacing her with his own appointee.

Rush, who is the former vice president of the New York City-based Public Resources Advisory Group, had been on the Hoboken job only a few days when she was asked to leave. Her resignation was effective March 16, the day the City Council approved Lisa's nomination.

"I hope to have a candidate by Monday," Pasculli said, adding that "Katie (Rush) is one of the candidates we are considering."

Aside from his worry about the hours demanded by the city job, Lisa also told the mayor he

was concerned about his business relationship with Frank Italiano, a Jersey City accountant, who is Hoboken's city auditor.

Lisa, who is also a certified public accountant, has done contract work for Italiano's private accounting firm in the past.

That relationship posed a conflict of interest because Italiano would be — with Lisa as the city finance director — looking at records kept by Lisa.

"To Joe's credit, he initiated that discussion, and we talked about it very briefly," Pasculli said. He noted that the primary reason for Lisa's decision was the time demanded.

OBSERVER

CONTINUED FROM PAGE 1

duce the project of its density or 17-story height would be to take away its profitability.

But Hine said Barry was buying the lot from the city for \$4.7 million — at \$47 per square foot, an amount far below market rate. Since the \$3 million federal grant will also subsidize the project, Hine said, Barry would make still make money on a smaller project.

The city stands to lose the grant if ground is not broken by Sept. 24. Additionally, the city cannot anticipate the \$4.7 million price of the city-owned land in next year's budget if a deal is not signed by June 30. With an impending reevaluation and a Board of Education budget increase proposed that is expected to raise taxes considerably, city officials say taxpayers would be hard pressed to make up the loss of such threatened funds.

City guidelines for the project, developed after more than a year of planning, call for 450

units — 115 of which would be "affordably priced," rented or sold at below-market rates to low-income tenants or owners.

Barry and Frank "Pupi" Raia, another local developer, submitted proposals for the project to the council last month. The council chose Barry, who had informally lobbied council members for months.

Barry's plan calls for an undetermined number of 17-story towers, open park space and a formula by which rental units are sold to the renters as condominiums.

Before Barry's plans were approved, Hine and his downtown residents' group filed suit against the city guidelines on eight counts, charging among other things that the plan conflicts with city zoning restrictions and that it violates the ambience of the neighborhood. The group is free to file again on seven of the eight counts after a court decision two weeks ago.

Barry said his plans call for a density not much above the average for the city, and much lower than other projects such as Columbian Towers, a subsidized building also developed by Barry that sits adjacent to the Observer Highway site. He added that to substantially re-

Sage of City Hall still lively at 92

Continued from Page 1

That proverb is just one of 1,300 sayings Lanzetti has been collecting and cataloguing for more than 50 years. Xeroxed copies of his collected works are available in both English and Italian at City Hall. He is happy to share them with the public.

Lanzetti began life in 1896, when his parents, unable to care for him, left him at Manhattan's New York Foundling Hospital.

When James turned 2, a childless couple from Salerno, Italy, named Aniello and Catherine Lanzetti adopted him and brought him to Hoboken, where he grew up and attended Public School 8. He left school at age 13 and went to work in various shops, including a stint at the now-defunct Ferguson Brothers Factory on Monroe Street.

"I'm 92 and I've been in Hoboken 90 years," he says. "I love it here."

By the mid-1930s, Lanzetti's aptitude for picking up languages and dialects was well-known and he became City Hall's official court interpreter and translator, helping thousands of newly arriving Italians with the red tape.

"Everyone told them, 'Go see Lanzetti,'" he recalls. "Anyone who had a problem and couldn't speak English came to me. I helped all of them; I'm very compassionate. Without compassion, you are nothing. Every man is special. I helped every man equally."

His work went beyond the bounds of Hoboken, however. Recommended by Mayor Bernard N. McFeeley in the late 1930s, Lanzetti was chosen to be the clerk for claims at the U.S. House of Representatives in Washington, D.C.

He commuted to Washington weekly to handle personal claims and correspondence for the House. He was also active from 1942 to 1945 with the House Un-American Activities Committee.

But Lanzetti's interests

weren't all political. "I managed the greatest singer of the time, the famous Carlo Butti," remembers Lanzetti.

"Everyone called him the Italian Bing Crosby. He was bigger than Bing Crosby even. He played all the best places — The Hoboken Rialto, every place."

"I made him so famous that he was more famous here than even in Italy," Lanzetti says. "Everyone loved how he could sing."

Throughout the '30s and '40s, Lanzetti was Italian correspondent for the weekly *Il Progresso* newspaper, a job that gave him perks such as nightly free tickets to the Metropolitan Opera House.

"I saw all the very best — Toscanini directing Caruso. Nobody who sings today has the range and the power they had."

"Pavarotti is too Northern Italian and too educated. Only a Southern Italian has the necessary heart. Only a Southerner can sing with true passion!"

Lanzetti was also a boxing champ in the 1920s. In 1922, at the age of 26, he was named New York City's Champion Tango dancer.

"I'll never forget that night, it was in the Roseland Dance Hall. I won a big gold statue that was this big," he recalls, arms widening into an arc.

"I couldn't even lift it. They said I was the best tango dancer ever in the city. New York in the 1920s was wonderful. It was so musical and I loved music, I was busy every night."

He married his first wife, Mary, in the 1920s and the union lasted until her death 30 years later.

He remarried — to another woman named Mary — in the 1950s and that marriage also lasted 30 years.

His second wife passed away in 1986, and Lanzetti says he doesn't plan to wed again.

"I'm not thinking about it," he admits. "But life is a great secret. Who knows about anything?"

HOBOKEN DEVELOPER

Dell'Aquila has big plans for waterfront

By JUDY TEMES
Business Writer

HOBOKEN—If developer Anthony Dell'Aquila has his way, the city's northern waterfront would be transformed into an office, retail and industrial complex, but the garment industry millionaire's plan includes no new construction — at least not in the first phase.

Dell'Aquila has submitted a preliminary proposal to the Planning Board for the 94-acre site which spans the northeast edge of the city from the former Bethlehem Shipyards on 12th Street to the sprawling Standard Brands building on 14th Street.

Outside the Port Authority of New York and New Jersey piers, it remains the largest undeveloped tract in the city sit-

Vast rebuilding would create office space and indoor mall

ting on what many consider one of the most prime pieces of real estate on the entire East Coast.

The plan calls for a 100,000-square-foot supermarket, something officials have said the city desperately needs. It also calls for the transformation of a 38,000-square-foot machine shop on the Bethlehem Steel shipyard site into a retail mall.

The two-story brick structure stretches along Hudson Street from 12th to 13th streets. Frank Leanza, a Hackensack attorney who represents Dell'Aquila, said the structure will be renovated to look like Manhattan's South Street Seaport. It will contain small, upscale shops, he

said.

He said Dell'Aquila has met with several supermarket executives and many appear to be interested in locating to the riverfront property. But Leanza declined to disclose any names.

Dell'Aquila plans to retain the Standards Brands building as industrial space. The structure houses several of his own garment companies and dozens of related firms employing several hundred people. "Since it is occupied, we are limited in what we can do with it," Leanza said.

Dell'Aquila plans to maintain some smaller buildings on the shipyard site for industry, but according to Leanza, there will

be a natural boundary between the office and retail space and the industrial areas.

Also on the shipyard site, Dell'Aquila wants to add about 143,000 square feet of offices. Combined with the currently standing Franklin Baker building at 1501 Park Avenue, the site will contain 343,000 square feet of offices.

The office space on the shipyard site will be in a brick structure that rises about eight to 12 stories high. The first floor of the block will be left for retail space, to create a waterfront mall effect, he said.

The proposal has drawn mixed reaction from city offi-

cials. One segment of the plan — which calls for more than 1,800 parking spaces — is sure to face some opposition. City officials have opposed using waterfront land for parking because it generates congestion.

Mayor Patrick Pasculli said he was disappointed that there are no concrete renovation plans for the Standard Brands building, which he called an eyesore. But he said the whole proposal must be considered seriously.

"At this point, any plan that will expand the city's tax base should be looked upon in a positive light," he said. But he

stressed that access and egress from the site must be carefully addressed.

Leanza could not say how much the entire project will cost. Some of the renovation work, he said, will be borne by tenants.

It is only the second phase of the project that calls for new construction. This phase, about five years down the road, would add luxury housing to project and new office space. This part of the project will be built on five concrete piers which now jut into the Hudson River.

The last phase of the plan calls for the construction of major parking facilities on the site, for use of the on-site tenants and the city as well, Leanza said.

Sage of City Hall still lively at 92



James Lanzetti
City Hall philosopher

By Patricia Scott
3-21-88

James Lanzetti never misses a day at Hoboken City Hall.

Impeccably dressed in a short-sleeved blue shirt and matching tie, Lanzetti is a lively fixture of the Hall's second floor.

From early morning until doors close at 4 p.m., he dishes out advice, helps Hispanic residents with their immigration problems, chats fluently in a number of Italian dialects — and generally commands the volatile show from his favorite hallway bench.

Never mind that Lanzetti is actually retired, that his "official" stint as Hoboken's Italian translator and court interpreter ended in 1979 af-

ter a forty-year career. Never mind that Lanzetti is 92 years old.

He isn't thinking about it. "I got all my own teeth, all my own hair and a firm handshake grip," he says, demonstrating his iron grasp. "I feel good and I take care of myself, so that's everything. Good health is the pearl of your life. I know all the secrets about how to take care of yourself."

One secret is eating three square meals a day, always at the same time.

"This theory works because your body counts on it," Lanzetti explains. "Nature, as we know, is a great mystery." Imported beer is evil because of "all the salt the Europeans put in it" and one

should never eat fried potatoes in a restaurant.

"At home, eat them all ways," he says. "But in a restaurant, never. They make them hot with fat."

An upset stomach is best calmed by camomile tea with sugar, and a big dish of plain spaghetti with butter "paves the way for a new lining on your stomach and then you can start eating again."

Half a glass of wine a day and two nips of brandy are essential, but only if consumed in order.

"Drinking alcohol in the morning is lead, in the afternoon it is silver and in the evening it is gold," Lanzetti explains.

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Proverbs compiled over half-century

Here is a sampling of James Lanzetti's 1,300-plus proverbs gathered over a 50-year period:

- A peasant has rough shoes, but a sharp mind.
- Write insults in dust, but goodness in marble.
- A greedy person lives miserably, so to die wealthy.
- A hypocrite is worse than a devil.
- A chimney full of smoke and a scolding wife are two bad companions.
- A person without a home is like a bird without a nest.
- Architecture is frozen music.
- Conduct is the mirror where each one shows his image.
- A house without a woman is a ship without a rudder.
- Even the liver of a fly is substance.
- There is many a good person under a shabby hat.
- We are born from a woman and we die for a woman.
- The tongue of a fool is long enough to cut his own throat.
- It may be quieter to sleep alone, but not warmer.
- A pack of cards is the Book of Prayers to the devil.

Narrowest house assessed at \$212G

By Jo-Ann Moriarty

Henry Wurtz put it this way: "I came to Hoboken to die."

And now the 59-year-old man, who owns the narrowest house in Hoboken, fears the new value assigned to his three-story house on Sixth Street will make it difficult for him to remain in the city.

Wurtz was one of 100 people who filed into the office of Real Property Appraisers on Tuesday to question the methods the private firm used to assess their properties.

Joseph Pizzoli, who managed the Hoboken revaluation for RPA, said the office schedules 100 appointments daily and is booked into next week. Pizzoli and three other appraisers have been seeing residents from 10 a.m. to 7 p.m.

Some of the homeowners made appointments to have houses re-examined, a process that will continue into April. Pizzoli is confident that City Tax Assessor Woodrow Monte will accept his company's work.

But Monte maintained yesterday that he will make that determination after the re-examinations are completed.

"The city cannot stand another year without revaluation," Monte said, adding "you will never find Utopia, you will never find a panacea."

It is no secret what Wurtz thinks about the new value assigned to his 10-foot-wide house, at 160 Sixth St.

A sign outside the home reads, "The narrowest house in Hoboken. \$212,200. Laughable!!!"

When Manhattan rents began escalating about 10 years ago, Wurtz, then 49, decided to buy a home of his own. Not able to afford Manhattan, Wurtz visited Hoboken and found he "liked the ambience." He paid \$42,000 for the three-story, 1,000-square-foot structure.

"I love my block. Everyone has got their own troubles. They mind their own business, but when you have real trouble, they are there," he said.

With the new assessed value of his modest home, Wurtz

said his taxes, based on a rate of \$20 per \$1,000 valuation, would increase by nearly \$3,000.

"This place might go for \$80,000," Wurtz said.

Most homeowners who streamed out of the RPA temporary offices in the Citadel building on Seventh Street were lifelong residents who have no intention of selling.

Values on their houses increased by an average of 15 times.

Homeowners who rent apartments in their brownstones must decide whether to increase rents for tenants and agonize over their tenants' ability to afford dramatic increases.

"My nicest tenant is a single mother with two children. She can't afford any more," said a woman from Hudson Street who said her property taxes could increase by \$3,000 to \$9,000, depending on the tax rate set by the city.

Lugo Ceferini, whose building at 87 Garden St. contains five apartments and a storefront, is concerned that the new value attached to his property — which he bought for \$50,000 five years ago — will mean the end of affordable housing for some low-income families.

Ceferini said he rents his units at less than \$400 a month.

But with a new assessed value of \$480,000, Ceferini said, "I cannot afford that. I will have to pack my suitcase and leave the city."

A Willow Terrace resident said that of the 32 houses that line the two-street court, about 25 are owned by widowed senior citizens. With the revaluation, their taxes are expected to double and several women commented that they can afford only modest tax increases.

Only one family of the dozen interviewed said they would sell if they were offered what Real Property says their house is worth.

Richard Schubring, who lives at 35 Willow Terrace with his wife, Liz, and two children, said his single-family house increased in value from \$20,000 to \$185,000.



Henry Wurtz reacted to Hoboken's revaluation by raising a sign in front of his house: \$212,200 — Narrowest House In Town — Laughable!!!

Photo by Ed Peters.



Photo by Steve Goldski

Rep. Frank Guarini, right, assures three of the six Filipino nurses at St. Mary's Hospital, Hoboken, that he will work to keep them in the United States.

Six Filipino nurses face deportation

By Patricia Scott

The nursing shortage at St. Mary's Hospital in Hoboken is about to become more critical.

The visa extension applications of six of the hospital's registered nurses have been denied.

The six nurses will be forced to return to the Philippines next month if their extension requests are not granted.

Hospital officials said some patient beds may have to be closed if the hospital loses the six nurses.

The nurses, who have been at the 330-bed hospital between three and eight years, applied last November for visa extensions.

Their five-year visas are expiring beginning in June, and the only option they have if they are deported is to apply for another five-year visa to the United States after spending a full year back in the Philippines.

The nurses learned yesterday that their requests for an extension have been denied by the National Immigration and Naturalization Services.

The nurses are Luis Delarment, Ofelia Miranda, Bella Bagnas, Portia De Las Rayes, Antoinette Lysett Cruz and Imelda Emata Albuladora.

"It would be a real tragedy to lose these people," said Ed

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Six Filipino nurses face deportation

Continued from Page 1

Capparucci, hospital spokesman. "We're doing everything possible to keep them with us," he said.

There are 2,500 full-time registered nurse vacancies in New Jersey, Capparucci said.

Capparucci has been working with Rep. Frank Guarini to try to have the visas extended, but so far nothing concrete has come out of negotiations.

Guarini yesterday visited the nurses at the hospital to voice his support.

The congressman, noting the severe shortage of nurses nationally, pointed out that New Jersey's registered nurse vacancy rate of 17 percent is higher than the 13 percent national average.

Guarini said it would be a shame for the nurses to have to go home, spend a year away from their jobs and then reapply to return for five years.

Under federal immigration statutes, a foreign-born temporary resident can have a visa extended to six years if proof can be shown that the person's employer desperately needs his services.

Guarini said the current severe shortage should warrant the emergency status.

He's appealed the denial, a process that will take 18 days. If that fails, he said, he will introduce legislation to keep the nurses in the United States.

Capparucci said St. Mary's Hospital has a total of 250 registered and licensed nurses.

Hoboken records probed

By Jo-Ann Moriarty

The Hudson County prosecutor is looking into Hoboken city records kept by the city tax assessor, the assessor confirmed yesterday.

But Assessor Woodrow Monte said he does not know why.

Representatives of the prosecutor removed records from the tax assessor's office Friday and returned them Monday afternoon, Monte said.

Monte has been accused in a civil suit of making an illegal agreement with a city landlord, but said he did not know why the prosecutor was looking at records kept by his office.

Prosecutor Paul DePascale was unavailable for comment.

But DePascale has said that he received written notice from Superior Court Judge Robert Tarleton that criminal accusations about Monte had

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PROPERTY VALUATION

Hoboken eyes offer on rents for landlords

By CHRISTOPHER AVE

Staff Writer

HOBOKEN—In an effort to drive down some property valuations, city officials are considering making an offer to owners of multi-unit dwellings:

Tell the revaluation company what you charge for rent, and no one will use the information to force you to reduce those prices.

The move, still in the planning stages, is aimed at convincing landlords to file accurate rent information, even if the landlord is breaking current rent-control laws and fears retribution. While its proponents say the idea will result in lower valuations and eventually lower rents, rent-leveling officials charge that the plan would improperly protect law breakers.

Valuation of such properties — which determines how much real estate tax the owner must pay — is based on a formula involving rent levels. But if the owner fails to tell how much he's getting in rent money, the revaluation firm is forced to base the valuation on sales of comparable properties — which results in a much higher valuation.

"I think it's the best way to get the whole city to file information on who is living in those buildings," Councilman Frank "Pupi" Raia said. He estimated that some valuations would decrease 30 to 40 percent after their owners provided rent information to the revaluation firm.

The plan is being devised by Raia and Councilman David Roberts, who met this week with Real Property Appraisers, a lo-

cal firm in charge of revaluation. A project manager for the firm, Joseph Pizzoli, told the councilmen that many building owners had failed to provide rent information, and so received higher-than-necessary valuations.

The council members' plan enraged members of the city's Rent Leveling Board, which is charged with hearing tenants' rent complaints. Ira Karasick, vice chairman of the board and the city's tenant advocate, called the plan "outrageous."

"The rent control board could and should use such information," Karasick said. "This would kill rent control."

He said the officials behind the idea "are trying to hide the fact the landlords are charging overpriced rents. I don't see why the city should be so sympathetic."

Karasick said the plan would hurt landlords who have been abiding by city rent-control laws. "Who gets hurt? The people who have been complying. They'll feel like schmucks," Karasick said.

But Raia said that the plan would prevent rent increases that would result from hikes in landlords' taxes.

"If the tenants in the buildings don't get this, they're rents are going to get raised more," Raia said.

Raia and Roberts both stressed that the plan is still being investigated by the Law Department to discover possible conflicts. Raia said he did not know if the plan would be ready for introduction at next week's council meeting.

HOBOKEN RACE 3/29/88

Debate focus is ethnic

Opponent assails Hispanic hopeful

By CHRISTOPHER AVE

Staff Writer

HOBOKEN—Things turned ugly in the Board of Education campaign at a debate last night, where one candidate attacked another for not speaking clearly, presumably because of a Puerto Rican accent.

Independent candidate Margaret O'Brien, a school crossing guard and a parent activist, made the comment as she tried to tie candidate Felix Rivera to last year's reform slate, the Committee for Quality Education.

"CQE is Felix Rivera, who you can't understand when he talks," O'Brien said.

Many in the crowd of about 30 began to hiss and boo O'Brien's remark, as she struggled to explain that she "only meant his ideas."

"That stinks!" one audience member hollered.

After the debate, Rivera — a Puerto Rican native who moved here more than 25 years ago — said it was an attempt to dissuade him from his strident attacks on the school board, made earlier in the evening. "The truth hurts," Rivera said.

The debate, held at the Multi-Service Center at 124 Grand St., was attended by only six of the 12 candidates running for the three seats. The election is set for next Tuesday.

The debate featured other sharp exchanges, as the only incumbent in the race, Perry Belfiore, joined O'Brien in criticizing the three candidates of the Coalition for Better Schools and Lower Taxes, of which Rivera is a member.

Belfiore and O'Brien charged that the coalition candidates have been too negative in their criticisms of the district, which Belfiore asserted was "better than you think."

The coalition candidates — Rivera, Gerard Costa and Vivian Flora Distaso — attacked what they called patronage and poor performance in the district.

"The school system is failing, and continues to do what it's supposed to do," Rivera said.

Independent Mary Gaspar also attacked past board practices, but asserted that district schools do as good a job as most private schools in providing a quality education.

The district is fighting to regain state certification and escape Level III monitoring. The district fell to Level III — two steps short of a state takeover — in 1985 because of low test scores. Board administrators have drafted a plan to respond to the state Level III report, which was released last year.

If the board's proposed \$27.3 million budget is passed, the district's annual cost-per-pupil will be — at more than \$7,000 — one of the highest in the state

Hoboken records probed

Continued from Page 1

made in his court. The prosecutor said at the time that his office would investigate whether Monte illegally reduced the assessment of a condominium complex in exchange for favors from a landlord.

Monte said he was not told which records the prosecutor's representatives had removed but that he believed the documents were current assessment records.

The prosecutor's examination of the assessor's records came to light when a Hoboken woman complained that she was unable to look at her records at City Hall.

The woman said City Hall employees told her the prosecutor had the records and that she would have to come back later.

It was last month that she was accused in a civil court suit of making an illegal agreement with a city landlord.

The defendant, James Severino — who owns condos at 1000 Hudson St. — in responding to a civil suit against him accused Monte of making an illegal deal with his father, Pasquale Severino.

According to papers filed in Superior Court by the younger Severino, Monte allegedly promised to reduce the assessment of a Hudson Street condominium in exchange for having an option to buy a unit in the complex at a reduced price.

Monte's son, Dennis, filed suit against the younger Severino because he charged that Severino reneged on a contract to sell the condo for \$30,000.

According to legal briefs, the younger Monte signed a contract to buy a condo and sent the contract along with a \$6,000 deposit to the younger Severino.

The younger Monte then brought suit against Severino because he did not convey title but retained the deposit.

Observer Highway negotiations break off

By Jo-Ann Moriarty

Negotiations between Hoboken officials and residents contesting plans to build three, 17-story towers on Observer Highway have broken off, and the next time the parties meet may be in court.

The city was attempting to strike an agreement with the residents after they successfully killed the project two weeks ago when a judge ruled in their favor and invalidated the ordinance governing the housing development.

Superior Court Judge Maurice

Gallipoli threw out the ordinance because he found Councilman Steve Cappiello was in conflict of interest when he voted on the plan last fall because he owns property within 200 feet of the development site.

The City Council subsequently voted last week — without Cappiello — to re-ratify the ordinance.

The Council will consider the development plan for final approval April 6. Ronald Hine, the residents' spokesman, is not threatening court action. But he says attempts earlier this week to privately negotiate an agreement went no where.

"We'll see how things go. We won on one complaint and still have other valid reasons to go back to court."

Developer Joseph Barry, who wants to build 450 housing units in the three-block area near Observer Highway between Bloomfield Street and Willow Avenue, agreed that a compromise appears impossible.

"I don't see any room. I made a token reduction in height and minor alterations of density," Barry said. He claimed he can only cut two stories and still keep the project financially feasible.

The residents group wants to see the project scaled down.

Meanwhile, interim Mayor Patrick Pasculli Tuesday accused the residents of jeopardizing the entire proposal, which could mean a loss of \$4.7 million in revenue to Hoboken.

Unless the city-owned lots Barry needs to build the units are sold to him by June 30, the \$4.7 million the city will receive from the sale cannot be used as revenue to reduce the municipal budget this fiscal year.

Also, Barry is committed to a September construction start or he may forfeit a \$3 million HUD grant.

If the council votes final passage for the ordinance next week, Hine said the residents group may go back to Superior Court on other issues.

The residents might try to make a case that the development plan is arbitrary and capricious. They also have claimed that seven of the nine council members violated the Open Meeting Law by considering the plan during a board ride hosted by Barry.

And they say that the plan was changed substantially without public notice.

Barry said that he is willing to gamble and have the plan proceed.

Council's vote puts project back on track

By Jo-Ann Moriarty

The Hoboken City Council cleared the first legal hurdle last night to revive the Observer Highway redevelopment plan, stalled by a Superior Court judge who last week ruled it invalid because of a conflict of interest by Councilman Steve Cappiello.

Five council members unanimously approved the first reading of the ordinance governing the redevelopment plan, which calls for construction of 450 housing units in a three-block area near Observer Highway between Bloomfield Street and Willow Avenue.

The ordinance will receive its second reading April 6. Superior Court Judge Maurice Gallipoli killed the ordinance designating the redevelopment area because Cappiello voted on the measure even though he owns property within 200 feet of the proposed development.

Voting to re-ratify the plan were Thomas W. Newman, Joseph Della Fave, Edwin Duroy, David Roberts and E. Norman Wilson.

Interim Mayor Patrick Pasculli, lobbying for passage, told the council that speedy action was needed to protect a \$3 million Urban Development Action Grant given the project on condition that construction begins by September.

The federal grant approved by the Department of Housing and Urban Development will go to the developer of Observer Highway, Joseph Barry, who is committed to including 115 housing units for low- and moderate-income families.

Under federal regulations, Barry will repay the \$3 million grant to the city. Pasculli said the city also stands to lose \$4.7 million from Barry for the sale of city-owned lots for the project.

Meanwhile, Barry will meet with city officials and Downtown Residents for Sane Development to try to strike a compromise with the residents on the height and density of the project.

Ronald Hine, who spearheads the residents' group, said that residents object to plans for three, 17-story towers. "Ideally, we want five stories, but we are not going to get that," Hine said.

They will meet Monday in City Hall.

HOBOKEN LAMENTS MOVE

ShopRite departs after 19 years

By JUDY TEMES
Staff Writer

HOBOKEN—Anna Murolo has been coming to the ShopRite on Washington Street every Friday night for 14 years. Last night was her last visit, but she found no bargains.

The supermarket, patronized by more than 20,000 regular customers, is expected to close its doors to the public at 10 tonight, after more than 19 years of service.

Its owner, Singer ShopRite-Supermarkets of North Bergen, has closed a deal to sell the 30,000-square-foot market to West Bank Construction Co., which plans to build a \$57 million mixed-use project containing 288 condominium units on the site. West Bank has been under

contract to buy the valuable property.

It missed the last closing date of Jan. 1, but finally signed on the deal three weeks ago.

Although employees were starting to pack up merchandise, there was no closeout sale last night.

The supermarket will be missed by many neighborhood residents, most of them elderly people who live in the nearby Marion Towers.

"It's going to hurt a lot of senior citizens," said Hector Lopez, who drove his mother to the market yesterday for the last time.

"What are we going to do with more condos?" Lopez asked. "We got too many as it is, and they're not even selling."

"I'm very sorry to see it go," said Maureen Fearon, another city resident who has been coming here as long as she can remember. "This is going to become another block that's untouchable to the residents."

The departure of ShopRite leaves only two supermarkets in the city, which was hurting for more even before the closing. The other two are both Foodtowns located in the center of the city on blocks not accessible by public transportation. City officials are still searching for a replacement for the departed ShopRite. Developer Anthony Dell'Aquila has proposed to build a supermarket on the northern end of the city on the former Bethlehem Shipyards site.

Final Hoboken school debate

Continued from Page 1

had no problems with the education their children received.

"Only with them (opposing candidates) is there this negative, terrible view of the schools," O'Brien said. "To hear them talk, you'd think that there was no hope at all in the school system."

"The truth is that the schools are a lot better than they will give them credit for."

Candidates differed sharply on the Level 3 designation of the school district by the state. A school district under

Level 3 is considered a prime subject for a takeover by the state.

O'Brien and Belfiore said that the district was trying to reverse the situation and was almost ready to move up to Level 2.

However, Gerald Costa, one of the Committee candidates, said the Level 3 designation last year did not even consider the management and administrative problems in the district. "There's more than just test scores wrong with the district," he said.

BOUGHT WITHDRAWAL

Aspirant must be on ballot

Judge denies request as 'political maneuvering'

By JEFFREY HOFF
Staff Writer

Warning against attempts at "political maneuvering," a judge denied a request by a candidate in Tuesday's Hoboken Board of Education election to be removed from the ballot.

The court case is the third this week stemming from school board races in the county.

Michael Mulvaney, who was named to the Hoboken Housing Authority earlier this month after being nominated by former Mayor Steve Cappiello, asked to be removed from the ballot because he is busy with school and work.

Assignment Judge Burrell Ives Humphreys of Hudson County Superior Court in Jersey City denied the request, citing the difficulty of altering the ballots less than a week before the election. The judge also cautioned that the move may represent "political maneuvering" to benefit other candidates.

Felix Rivera, another board candidate, protested Mulvaney's removal and told the judge Mulvaney is on the first slot on the ballot. If he is removed, Neil Mosco, a Cappiello ally now on the second slot, would benefit, Rivera said.

"If he is removed, somebody else goes to the head of the ballot, then someone else who may be funded by certain political forces and tickets (benefits)," Humphreys said in his decision. "Then the application to remove is arguably not bona fide but instigated for politically partisan reasons," the judge added.

Cappiello, who observers say wanted Mulvaney off the ballot so he would not take votes from Mosco and Joan D'Agostino, denied he had any knowledge of Mulvaney's effort to be removed from the board. The former mayor said yesterday Mosco and D'Agostino are his favorites in the race.

But Councilman Helen Cunningham yesterday called Mulvaney's nomination to the Housing Authority "an absolute political deal to get him off the ticket."

Mulvaney did not appear in court yesterday to hear the judge's decision, nor was he represented by an attorney. Harvey L. Byrne, county superintendent of elections, was the only other person to speak against the ballot change. Byrne said it would be extremely difficult to remove the lever under Mulvaney's column and cover his name on all the machines in the city by Tuesday.

Earlier this week, a slate of candidates in the Union City board race sought to invalidate a budget vote that city's board took last week, a move that would have stalled elections there.

A suit to have a candidate removed from the North Bergen race is being heard by Superior Court Judge Maurice A. Gallipoli.

Prosecutor wants appraiser's records

Continued from Page 1

day and returned them Monday afternoon.

Monte said Tuesday he did not know why the records were requested or which documents were removed.

Last month, in a civil court suit, Monte was accused of making an illegal agreement with a Hoboken landlord.

The accusation against Monte surfaced when a defendant in a civil suit, James Severino, was responding to charges.

Monte's son, Dennis, sued James Severino, who owns condos at 1000 Hudson St., for renegeing on the sale of a condominium and for keeping a \$6,000 deposit for the unit.

Severino, in responding to

the civil suit, accused Woodrow Monte of making an illegal deal with his father, Pasquale Severino.

Monte has denied those allegations.

According to legal briefs filed in Superior Court by the defendant, Woodrow Monte and Pasquale Severino agreed that Monte would reduce the assessment of the condo complex if the elder Severino sold him a unit at a reduced price.

According to court papers, the younger Monte signed a contract to buy a condo and sent the contract and a \$6,000 deposit to the younger Severino.

The younger Monte brought suit against Severino when he did not convey title.

Appraisers will re-examine questioned assessments

By Jo-Ann Moriarty

Hoboken property owners who disagree with their new assessments can still make appointments with Real Properties Appraisers for re-examinations.

Joseph Pizzoli, who managed Hoboken's revaluation for RPA, made the announcement yesterday in City Hall with Councilmen David Roberts and Frank Raia.

Pizzoli said that RPA has been scheduling about 100 appointments daily with property owners.

After those individual conferences, residents can request RPA workers do on-site examinations of their properties.

Those re-examination appointments are already sched-

uled into next week, Pizzoli said. He added that he was willing to continue the scheduling.

Both Roberts and Raia relayed to Pizzoli that owners of multi-unit dwellings are complaining that their properties were overassessed.

"You should have been conservative to make sure you did not overvalue," Roberts told Pizzoli.

But Pizzoli said many of those property owners refused to disclose the amount of income they received from rentals. Without that information, the appraisers had to estimate the rental income.

"They took a chance," Pizzoli said, adding that he cannot adjust the assessed value unless property owners give him office their rental data.

Roberts, contacted later in the day, advised multi-unit property owners complete their cards requested by RPA concerning rental income. Roberts added that that information will not be shared with other city agencies.

Roberts, chairman of the Council subcommittee on revaluation, questioned Pizzoli on why waterfront properties were not assessed at their greatest value.

Pizzoli said those properties were assessed at their current use, not potential development.

Roberts said it is imperative that the city move quickly in rezoning the waterfront property so that property there can be assessed at the greatest value.

Prosecutor wants appraiser's records

By Jo-Ann Moriarty

The Hudson County prosecutor has requested records from Real Properties Appraisers, the company conducting Hoboken's revaluation, according to a law enforcement source close to the ongoing investigation of Tax Assessor Woodrow Monte.

The prosecutor's office has examined records kept by Monte and has requested additional records from RPA, the source said yesterday.

The prosecutor is looking into charges that Monte may have illegally reduced the assessment of a condominium complex in exchange for favors from a landlord, according to the law enforcement source.

There is a connection between the prosecutor probing whether Monte agreed to reduce the assessment of a Hudson Street property and the prosecutor's request for the tax assessor's records, the source confirmed.

Monte, contacted at his home last night, declined comment.

Joseph Pizzoli, who is managing Hoboken's revaluation for RPA, didn't return telephone calls yesterday.

The confirmation from the law enforcement source comes one day after Monte acknowledged that representatives of the prosecutor had removed records from his office last Friday.

See PROSECUTOR Page 19.



A MESSAGE FOR PSE&G — Hoboken Mayor Patrick Pasculli addresses about 35 protestors who gathered Saturday outside Public Service Electric and Gas Company's Washington Street office. The utility announced it will close the office, a decision that has angered Hoboken's senior citizens. They say the office is convenient for paying their monthly bills and having their questions answered.

Photo by Ed Gorm

Nurses on visas fight to keep jobs

By Patricia Scott

The national nursing shortage is not reason enough to warrant visa extensions for foreign-born nurses who want to work in United States hospitals, a federal official said.

That news does not bode well for seven Filipino nurses at St. Mary Hospital, Hoboken, who are fighting with the Immigration and Naturalization Service to stay in this country and in their jobs as registered nurses on the night shift.

William Tillman, deputy director of the New Jersey office of the Immigration and Naturalization Service (INS) said yesterday the nursing shortage does not merit extensions for medical professionals in the United States on work visas.

"The nursing shortage is so widespread and so generalized that at this point INS just cannot grant extensions to persons for that reason," said Tillman.

"Just because there is a shortage of nurses doesn't mer-

it the extension," Tillman said.

The St. Mary nurses, who have been in America between three and eight years, learned Friday that their requests to the INS for one-year extensions on their expiring five-year temporary visas have been denied.

They filed appeals yesterday with INS's Regional Adjudication Center in Burlington, Vt., where the denial decision was made.

The nurses had filed applications in November asking

that their visas be extended one more year, citing INS statute 8-CFR-214.2-9H as support for their request.

That provision states that a sixth-year may be granted if the alien can prove his deportation would place "an extreme hardship" on his employer — in this case, St. Mary Hospital, which is trying to cope with a shortage of both registered and practical nurses.

At St. Mary, some patient

See NURSES — Page 7.

Final school debate

By Jim Kopchains

Just one week before the Hoboken Board of Education elections, the two slates have hardened their positions on the operation of the school district.

Last night, the candidates, in their last public debate prior to Tuesday's election, voiced opposing views of the school system.

The three candidates running under the ticket "Committee for Better Schools and Lower Taxes" maintained a bleak assessment of the school system throughout the debate. The only incumbent running, Perry Belfiore, and an allied candi-

date, Margaret O'Brien, maintained that the situation is a lot brighter than had been pictured.

The debate was sponsored by the First Ward Block Association at the Multi-Service Center. About 40 people heard six of the eight candidates debate.

The candidates were hampered by the structure of the debate which permitted them only one minute to answer au-

dience questions. Dan Cohen, president of the block association and monitor, strictly enforced the one-minute limit.

Committee candidate Vivian Flora-Distaso said that if she had children, she would not send them to Hoboken public schools unless there is a marked improvement in the schools' management.

"Nine years ago I graduated from Hoboken High School,

Looking back, I don't believe that I received the quality education that I was entitled to back then and I don't believe the school system has gotten any better. In fact, it looks like it has gotten worse," Flora-Distaso said.

Committee candidate Felix Rivera said the shortcomings of the school system forced him to send his children to parochial high school. "The school system has just failed in teaching our children."

However, O'Brien and independent candidate Mary Gaspar, who sent their children to the public schools, said they

See FINAL — Page 7.

Continued from Page 1

beds may have to be closed if the seven nurses are deported, according to spokesman Ed Capparucci.

"We can't imagine why these nurses would not be given the extension, considering that this country has a shortage of 100,000 nurses and desperately needs more nurses all the time," said Conrad Vuocolo, aide to Rep. Frank Guarini.

Guarini's office has been in touch with the INS seeking to have the denial reconsidered, and four of the nurses are now applying for green cards.

But Tillman, who with Executive Director Joseph Pomeroy oversees the state INS office, said the shortage will not be reason enough for the extensions.

"The shortage itself could not be considered a valid reason for an extension," he said.

"To get that sixth year, proof must be furnished that it is crucially important that the person remain here and it just isn't warranted in this case."

Tillman was unable to give an example of a situation which would warrant the extra year.

Steve Traylor, an immigration attorney at the Jersey City office of the International Institute of New Jersey said the visa situation facing Filipino and Mexican aliens is the "toughest and the worst."

"They have a simply incredible backlog of residents who want to get into this country. It's the highest anywhere," said Traylor.

"The INS used to show much more cooperation in working to allow nurses from foreign lands to stay the additional year but lately there's been a serious cutback."

Traylor said the government provides for 20,000 permanent visas annually to Filipinos who want to come to the states.

The waiting list for Filipinos seeking permanent residency here can be "years and years," he said.

For a Filipino professional with a college degree, the immigration waiting list for permanent residency dates back to 1971.

Traylor said the situation is vastly different for persons seeking temporary visas, such as the ones the St. Mary nurses have.

"Temporary visas have virtually no waiting list and are easy to get, but once the five years are up, the alien must go back home, wait one year and then reapply," said Traylor, who noted how disruptive such a proposal can be.

"I think the INS's feeling is not to let them get too comfortable here and too settled."

"It's a disgrace because we should be doing all we can to help these nurses and keep them here," said Traylor, who represents several other Filipino nurses throughout North Jersey.

The St. Mary nurses are Luis Delarmente, Ofelia Miranda, Bella Bagnas, Portia De Los Reyes, Antoinette Lysett Cruz, Leonisa Cruz Arcilla and Imelda Emata Albuladora.

"It would be a shame for us to lose them," said Capparucci. "We're going to fight this decision."

New Jersey's registered nurse vacancy rate of 17 percent is even higher than the 13 percent national average.

St. Mary Hospital has a total of 250 nurses, including registered and licensed.

NOTICE OF ANNUAL SCHOOL DISTRICT ELECTION OF THE BOARD OF EDUCATION OF THE CITY OF HOBOKEN IN THE COUNTY OF HUDSON, NEW JERSEY, TO BE HELD ON APRIL 5, 1988.

NOTICE IS HEREBY GIVEN to the legal voters of the School District of the City of Hoboken in the County of Hudson, New Jersey, that an annual election of the legal voters of the District will be held on Tuesday, the 5th day of April, 1988 at 2 o'clock P.M.

The polls will remain open until 9:00 o'clock P.M. and as much longer as may be necessary to permit all the legal voters then present to vote and to cast their ballots. The election will be held and all the legal voters of the School District will vote at the respective polling places stated below.

PROPOSAL

Public Question #3

The Board of Education of the City of Hoboken in the County of Hudson, New Jersey is authorized (a) to renovate, refurbish and modernize the Veterans and John F. Kennedy Stadiums, including but not limited to, the construction or reconstruction of bleachers, a new field house, a new track, new tennis courts, a concrete fence and improvements to athletic fields, (b) as to all of the above the purchase of all materials and equipment and the performance of all work necessary therefor and incidental thereto, (c) to expend thereon an amount not exceeding ONE MILLION FOUR HUNDRED FORTY THOUSAND DOLLARS (\$1,440,000) and (d) to issue bonds of the school district for said purposes in the principal amount of ONE MILLION FOUR HUNDRED FORTY THOUSAND DOLLARS (\$1,440,000).

Public Question #4

The Board of Education of the City of Hoboken in the County of Hudson, New Jersey is authorized (a) to remove asbestos from the David E. Rue School and the Joseph F. Brandt School, (b) to purchase all materials and equipment and to perform all work necessary therefor and incidental thereto, (c) to expend thereon an amount not exceeding TWO HUNDRED NINETEEN THOUSAND DOLLARS (\$219,000) and (d) to issue bonds of the school district for said purposes in the principal amount of TWO HUNDRED NINETEEN THOUSAND DOLLARS (\$219,000).

Public Question #5

The Board of Education of the City of Hoboken in the County of Hudson, New Jersey is authorized (a) to modernize and improve the fire safety systems in all school buildings within the district, (b) to make improvements to the electrical systems and the David E. Rue School, the Daniel S. Kestey School, the Thomas G. Connors School and Hoboken High School, including but not limited to, rewiring of electrical outlets, replacing pipes and installation or replacement of ballasts, (c) to renovate and repair the roofs at the Salvatore Calabro School, the Wallace School and Hoboken High School, (d) as to all of the above the purchase of all materials and equipment and the performance of all work necessary therefor and incidental thereto, (e) to expend thereon an amount not exceeding ONE MILLION SEVEN HUNDRED SIXTY EIGHT THOUSAND DOLLARS (\$1,768,000), and (f) to issue bonds of the school district for said purposes in the principal amount of ONE MILLION SEVEN HUNDRED SIXTY EIGHT THOUSAND DOLLARS (\$1,768,000).

Public Question #6

The Board of Education of the City of Hoboken in the County of Hudson, New Jersey is authorized (a) to improve and upgrade the elevators in all school buildings within the district, (b) to purchase all materials and equipment and to perform all work necessary therefor and incidental thereto, (c) to expend thereon an amount not exceeding NINE HUNDRED SIXTY TWO THOUSAND DOLLARS (\$962,000) and (d) to issue bonds of the school district for said purposes in the principal amount of NINE HUNDRED SIXTY TWO THOUSAND DOLLARS (\$962,000).

The polling places for the election and their respective polling districts described by reference to the election districts used at the last General Election in the municipality are established and have been designated as follows, and no person shall vote at the election elsewhere than at the polling place designated for the voters of the WARD and election district in which he or she resides.

POLLING PLACES

CITY OF HOBOKEN

BOARD OF EDUCATION APRIL 5, 1988

WARD NO. 1			WARD NO. 2		
DIST.	ADDRESS	POLLING DIST. NO.	DIST.	ADDRESS	POLLING DIST. NO.
1	City Hall Lobby First and Washington Sts.	1	1	Church Hall 8th & Hudson St.	1
2	Community Rm.-River St. Ent. River & 4th Sts.	2	2	Elks Club 1005 Washington St.	2
3	David E. Rue School 3rd & Garden Sts.	3	3	Y.M.C.A. 1301 Washington St.	3
4	David E. Rue School 3rd & Garden Sts.	4	4	Community Room 311 - 13th St.	4
WARD NO. 3			WARD NO. 4		
DIST.	ADDRESS	POLLING DIST. NO.	DIST.	ADDRESS	POLLING DIST. NO.
1	Community Room 220 Adams St.	1	1	Community Room 220 Adams St.	1
2	P.S. #3 501 Adams St.	2	2	Monroe Gardens Sen.Cit. 221 Jackson St.	2
3	P.S. #3 501 Adams St.	3	3	Monroe Gardens Sen.Cit. 221 Jackson St.	3
4	Club Room 601 Jefferson St.	4	4	Recreation Room 411 Marshall Drive	4
5	High School 800 Clinton St.	5	5		
WARD NO. 5			WARD NO. 6		
DIST.	ADDRESS	POLLING DIST. NO.	DIST.	ADDRESS	POLLING DIST. NO.
1	P.S. #2 201 - 9th St.	1	1	Demarest School 4th & Garden Sts.	1
2	Elks Club 1005 Washington St.	2	2	Church Hall 8th & Hudson Sts.	2
3	Wallace School 1114 Willow Ave.	3	3	P.S. #2 201 - 9th St.	3
4	P.S. #2 201 - 9th St.	4	4	Calabro School 524 Park Ave.	4
5	Wallace School 1114 Willow Ave.	5	5	Calabro School 524 Park Ave.	5

By order of the Board of Education: HOBOKEN

Dated: _____, 19__

Secretary

NOTICE

NOTICE IS HEREBY GIVEN to the legal voters of the School District of the City of Hoboken, in the County of Hudson, New Jersey that the Annual Election of the legal voters of said district for the election of 3 members for 3 year terms of the Board of Education and for other purposes will be held at two o'clock P.M. on

TUESDAY, APRIL 5, 1988

The polls will remain open until 9:00 o'clock P.M. and as much longer as may be necessary to permit all the legal voters then present to vote and to cast their ballots.

The election will be held and all the legal voters of the School District will vote at the respective polling places stated below.

3 MEMBERS WILL BE ELECTED FOR 3 YEARS

At the said election will be submitted a proposition for voting taxes for the following respective purposes:

FOR CURRENT EXPENSES \$15,526,043.00
CAPITAL OUTLAY \$ 87,807.00

The polling places for said election and their respective polling districts (described by reference to the election districts used at the last General Election) have been designated below, and no person shall vote at said election elsewhere than at the polling place designated for the voters of the polling district in which he or she resides.

DATED: MARCH 26, 1988

ANTHONY M. CURKO, Secretary

NOTE: The term "current expenses" includes principals, teachers, janitors and medical inspectors salaries, fuel, textbooks, school supplies, flags, transportation of pupils, tuition of pupils attending schools in other districts with the consent of the Board of Education, school libraries, compensation of the Secretary, of the Custodian of School moneys and attendance officers, truant officers, truant schools, insurance, maintenance of plant and incidental expenses.

NOTE: The term "capital outlay expenditures" are those which result in the acquisition of fixed assets or additions to fixed assets. They are expenditures for land or existing buildings, remodeling of buildings, or initial or additional equipment.

A member of the Board of Education must be of legal voting age, a citizen and resident of the school district for at least one year immediately preceding his or her appointment or election and must be able to read and write. He or she shall not be interested directly or indirectly in any contract with or claim against the Board.

Every citizen of the United States of the age of 18 years who shall have been a resident of the State and county in which he claims his vote THIRTY DAYS next before the election and who has been permanently registered in the municipal election district at least TWENTY-NINE DAYS prior to the date of the election shall be entitled to vote at the school election. Application for military or civilian absentee ballots may be made to the Office of the Hudson County Clerk, at least 7 days prior to the election.

POLLING PLACES

WARD NO. 1			WARD NO. 3			WARD NO. 5		
DIST.	ADDRESS	POLLING DIST. NO.	DIST.	ADDRESS	POLLING DIST. NO.	DIST.	ADDRESS	POLLING DIST. NO.
1	City Hall Lobby First and Washington Sts.	1	1	Community Room 220 Adams St.	1	1	P.S. #2 201 - 9th St.	1
2	Community Rm.-River St. Ent. River & 4th Sts.	2	2	P.S. #3 501 Adams St.	2	2	Elks Club 1005 Washington St.	2
3	David E. Rue School 3rd & Garden Sts.	3	3	501 Adams St.	3	3	Wallace School 1114 Willow Ave.	3
4	David E. Rue School 3rd & Garden Sts.	4	4	Club Room 601 Jefferson St.	4	4	P.S. #2 201 - 9th St.	4
WARD NO. 2			WARD NO. 4			WARD NO. 6		
DIST.	ADDRESS	POLLING DIST. NO.	DIST.	ADDRESS	POLLING DIST. NO.	DIST.	ADDRESS	POLLING DIST. NO.
1	Church Hall 8th & Hudson St.	1	1	Community Room 220 Adams St.	1	1	Demarest School 4th & Garden Sts.	1
2	Elks Club 1005 Washington St.	2	2	Monroe Gardens Sen. Cit. 221 Jackson St.	2	2	Church Hall 8th & Hudson Sts.	2
3	Y.M.C.A. 1301 Washington St.	3	3	Monroe Gardens Sen. Cit. 221 Jackson St.	3	3	P.S. #2 201 - 9th St.	3
4	Community Room 311 - 13th St.	4	4	Recreation Room 411 Marshall Drive	4	4	Calabro School 524 Park Ave.	4
5	Community Room 311 - 13th St.	5	5		5	5	Calabro School 524 Park Ave.	5

NOTE: All voters in the Town of Hoboken will vote at their usual voting place.

Twelve candidates try for school board seats

By Patricia Scott

Twelve candidates are vying for the three open seats in Hoboken's April 5 school board election, including one incumbent board trustee and three contenders who have joined together as the Coalition for Better Schools and Lower Taxes slate.

Candidate Michael Mulvaney has dropped out of the race officially, though his name will appear on April 5 ballots since paperwork had already been completed when Mulvaney announced his decision to drop out of the race, according to board business administrator Tony Curko.

The toughest problems facing candidates will be the continuous Level 3 state monitoring of the system's deficiencies and the district's soaring costs. Hoboken pays \$7,200 per pupil, the highest cost per student in the state.

Following are profiles of the 12 candidates:

Perry Belfiore

The only incumbent seeking reelection this time around, 36-year-old Belfiore, a city native, is a former teacher and guidance counselor and currently president of Alper Construction Company. He and his wife have three children, and his 11-year-old attends private school because Belfiore said his wife wants the child to have a Catholic education.

Belfiore has been a strong supporter of plans to close at least one grammar school — particularly Rue School — to bring in revenue for the city and fully supported last week's board budget cuts. He said the main problem with the system is a negative, complaining attitude as opposed to working to improve conditions. "It's easier to be critical than correct," he says. "I've tried to bring school board management back to the people. I've been in Hoboken all my life and I have kids; I know what the concerns are."

The following three candidates have joined together under the Coalition for Better Schools and Lower Taxes, which is being supported by the Committee for a Quality Education:

Gerard Costa

Costa served on the late Mayor Thomas Vezzetti's Task Force on Child Sexual Abuse and was a member of the Family Life Education Committee of the school board. A lifelong native of Hoboken, Costa is a developmental psychologist with the county's Association for Retarded Citizens and is a staffer with Christ Hospital's Mental Health Center. He and his wife Kelley are expecting their first child.

Costa wants to be elected because the system, still in Level 3 monitoring, has "fundamental deficiencies" and the proposed school budget places an "impossible burden" on taxpayers. He said he wants to establish a partnership between parents and teachers who can work together to improve conditions within the public school system.

Felix Rivera

A police officer with the Port Authority of New York and New Jersey for the last 14 years, Rivera was once a Hoboken police officer. He is a city Housing Authority member and is married with three children. Rivera said if elected he will work to improve the morale of teachers and increase the involvement of parents.

Rivera said he will declare a state of emergency in the public schools, and will launch a serious study of budgetary conditions and current spending plans. He opposes any form of school closings unless evidence in favor of the closing is overwhelming.

Vivian Flora-Distaso

A client service representative with the A.C. Nielsen-TV Ratings Company, Flora-Distaso is a former Channel 68 news editor and a graduate of Hoboken High School. A lifelong city resident, she was

graduated from Seton Hall University in 1983 and has served the Family Life Committee of the school board.

Flora-Distaso said she learned when she went to college that she received C's and B's even though she had been an A student at Hoboken High. The discovery, she said, made her aware that the system "leaves students ill-prepared" for future education plans. Her priority is to work toward the system's state certification by improving skills and to push for more extracurricular activities for school children.

The following three candidates have been endorsed by former Hoboken Mayor Steve Cappelletto. They say, however, they are not running together on an organized slate.

Neil Mosco

A 40-year-old lifelong resident of Hoboken, Mosco is modernization coordinator with the city's Housing Authority, overseeing all contracting projects, and was director of the HOPE agency from 1977-79. Mosco, who coached a Kiwanis Little League team for 15 years and was founder of the Coaches and Managers Association, A Kiwanis Club member, Mosco is married and has one child in the public school system.

Mosco said he is concerned about the disruption caused for children when schools are closed, and wants to work actively on ridding the grammar schools of their asbestos problem and improving recreational for youngsters. "I wish everyone pushing the budget cuts would look into the children's eyes while they do it," he said. "They are the ones being victimized by all the hassles. They should be our first concern."

Joan D'Agostino

A first-time candidate for the board, D'Agostino comes from a family of nine children and says she looks forward to being part of the policy-making team for city youths. The advertising coordinator for U.S. Testing in Hoboken, overseeing all in-house printing and graphics, she has been married for 30 years to Vincent D'Agostino and has two daughters.

D'Agostino has been endorsed an active Cappelletto supporter in the past. "My children went through this school system and I see where the needs are for improvement," she said. "I want to get in there and have the opportunity to really do some positive work."

Antonio Moya

Owner of the popular El Concha Restaurant on Second and Clinton streets, Moya has been endorsed by Cappelletto, along with D'Agostino and Mosco. This is the first time he has run for school board office, and he said he has never held a city job.

Moya declined to discuss his backgrounds or plans by phone, saying he was too busy. He said he will discuss his status as a candidate only in a private interview and only in person. Moya did not return calls from a reporter seeking to hold that interview.

The other candidates are not running on an organized ticket. They are as follows:

Margaret O'Brien

O'Brien is a vocal "regular" at school board meetings, even though she claims many of her suggestions over the years have been picked up by the board and implemented without any credit to her. A city native with several children who passed through the public school system, O'Brien is a fierce independent who wants nothing to do with any organized political ticket or slate.

She wants to rid the system of the "Old Guard" politics and self-proclaimed "reformers," and instead work from the bottom up straightening out educational flaws. "Twenty-five percent of the school budget is empty space," she says. "We have to look at the situation in a new light and just think of the

kids instead of who's with who politically."

Jerry J. Forman

A First Ward resident, 62-year-old Forman is a World War II and Korean Conflict veteran who was active in war duty as a parachuting paramedic and now serves as commander of the Jewish War Veterans Post and a former county commander of the unit. A former city Welfare Department director, he worked as a correspondent for El Diario and for the Hudson County Vocational-Technical School as a job placement coordinator and speaks four languages.

Forman, whose own six children passed through the public school system, said his four grandchildren are now in public schools and he's tired of seeing them cope with deficiencies in the system. An independent, Forman said he would sign an affidavit swearing that under no circumstances would he or any member of his family accept a city job while he's serving the board, and said he believes board members should not be allowed to have spouses working in the public school system. "There's a serious need for positive change and no patronage," he said. "If I'm elected and I see my work blocked for a year and can't get things accomplished, I'd resign."

Roy M. Falco

Falco, a lifelong Hoboken resident of the Third Ward, is a retired city Fire Department deputy chief and now works as sub-code official and fire inspector for the Building Department. Falco was the first president of the Little League Coaches and Managers' Association and was a Little League coach for 15 years. He's a member of the Cappelletto Association, but has not been endorsed by the former mayor and is running as an independent.

Falco said his extensive background of working with children in Little League activities, and dealing with financial matters in his jobs, makes him a candidate who "will do everything possible to unite the board and solve problems instead of talking about them." He is married and has four children who passed through the city's public school system.

William Metcalfe

A lifelong Hobokenite, Metcalfe is married and the father of three children. A veteran of the U.S. Marine Corps, he attended the University of North Carolina and has worked for the Public Safety Department of the city as a mechanics expert. He once worked for the New Jersey Machine Co. in Hoboken and was a commander of the American Legion Post 107.

He is seeking election because he feels he can accomplish more as a parent by becoming part of the policy-making forces. He said low test scores within the system encouraged him to seek a position where he can actively fight for improvements.

Mary Gasper

A former school board official who was the first woman on the board and its first female president, Gasper is president of the Library Board of Trustees, where she brought in \$56,000 in state aid last year. Also president of the Industrial School Board, Gasper and her husband have six children who passed through the system.

She decided to run for the board again because of her frustration with skyrocketing taxes and the school budget. "I have a one-family house that was worth \$8,000 in 1942 and was just revalued at \$600,000," she said. "Something has gotten insane here and the school board budget is just part of the unexplainable. We need computerization and clear fiscal analysis. I want to put a system in place where we look at our angles and make the right choices."

NEWLY APPOINTED

Money chief to quit

Director could have conflict of interest

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—The city's newly appointed finance director is expected to resign today amid suspicions his business association with the city's auditor represents a conflict of interest.

Joseph Lisa, a certified public accountant who was named finance director by Mayor Patrick Pasculli last week, will probably submit a letter of resignation today, according to Pasculli.

"He is reassessing his position with the city," Pasculli said. "I believe it centers around his growing business."

Pasculli would not be more specific about Lisa's reasons for resigning, saying only that Lisa told him in a brief meeting yesterday that he was reconsidering the position.

A City Hall source, who did not want to be identified, said Lisa was involved in a business partnership with Frank Italiano, the city's auditor. According to Jersey City officials, Lisa has worked for Italiano's Jersey City accounting firm, Pistilli & Italiano, as an auditor of their municipal government for about six months.

Italiano is also Hoboken's municipal auditor — meaning that if Lisa is the finance director, Italiano would be auditing Lisa's books. That arrangement, if true, would violate accepted business practices, according to a local accountant.

Neither Lisa nor Italiano was available for comment late yesterday. Both failed to answer telephone messages.

Lisa was named finance director last week by Pasculli, who had replaced the late Mayor Thomas F. Vezzetti the previous week. Lisa replaced Catherine Rush, who had been named by Vezzetti as the city's first finance director, part of a governmental reorganization begun by the late mayor. Under the

Please see RESIGN Page 16

RESIGN

CONTINUED FROM PAGE 1

plan, the finance director receives a \$48,000 annual salary. Vezzetti died in office March 2, four days before Rush was to begin work.

According to the source, Lisa began work last year auditing Jersey City's books for Italiano's firm. After Lisa's appointment to the Hoboken position, the source said, Jersey City officials approached Lisa to ask that he quit his job here.

Leonard Smith, a certified public accountant and a private financial consultant, said that if Lisa and Italiano are in fact partners, Lisa would be forced under common C.P.A. agreements to resign one of his jobs. Smith, however, said he had no knowledge of Lisa's relationship to Italiano.

Lisa was formerly the auditor for the Board of Education, where he faced similar conflict-of-interest allegations because of a reported alleged business relationship with Anthony Romano, then the board's secretary.

The present Board of Education is once again looking for much more money from the citizens of Hoboken to operate a failing school system with fewer students enrolled. They are asking for in excess of \$5 million more for next year in a year when the revaluation is threatening to bankrupt many of our homeowners and to raise rents for many of our tenants.

The Board of Education is spending more money this year than they claimed they would last year. After the voters rejected the \$25.7 million budget proposed last year, the City Council then proposed a \$3 million reduction. The Board appealed the Council's decision to the Commissioner in Trenton and the result was a compromise struck at \$24.4 million. Now we have learned that the Board is actually spending \$26.7 million for this school year, or \$2.3 million more than the members agreed to! It should be clear to everyone concerned about our taxes that this behavior is irresponsible and demonstrates little concern for the citizens of Hoboken.

The budget setting process of voters rejecting the budget, the city council asking for reductions, and the board appealing to the state resolves nothing. As long as the current board majority with its irresponsible policies remains seated, we will never get the tax relief we seek. The only work-

able solution to our tax and school crises is to elect responsible men and women committed to following through on their commitments. That's why we are asking for your support on April 5. Last year the voters elected three candidates who campaigned on cutting the budget. We offer a dramatic alternative.

We represent citizens concerned about the inflated cost of providing education in Hoboken as well as those concerned about poor conditions in our schools. That's why we've formed the coalition for better schools and lower taxes. We ask you to give honesty and reform a chance in our school system. We believe the citizens of Hoboken desperately need a board majority which will act on its public commitments and respond to both the needs of children and the needs of taxpayers.

Mayor Vezzetti's last public comment to the press was, "the people chose ineptitude." There must be a change in the politics as usual tradition with its disregard for the public. The present board proposes to raise our taxes by more than \$5 million. You can stop them by electing a real alternative. You can vote for our coalition team of Gerry Costa 6A, Vivian Floradiso 13A, and Felix Rivera 3A.

It's your taxes, your schools, your vote. It's up to you! — FELIX RIVERA, School Board Candidate, Hoboken

Ed board budget's handling is OK'd

Jersey Journal 3-24-88

By Patricia Scott

The Hoboken Board of Education's handling of its proposed 1988-89 school budget may be irregular but it is legal, state and county education officials said yesterday.

Several angry residents blasted the board's tabling of budget discussion at Tuesday night's brief meeting.

They charged that the manner in which the revised budget is being presented means there will be no response by school officials to the public input at tonight's 8 o'clock budget hearing.

The board has decided to cut the proposed \$28 million

But residents feel they're shut out

budget by \$5 million, and may close two grammar schools and lay off numerous teachers.

Hudson County Superintendent of Schools Louis Accella must have the fully revised and locally adopted budget in hand by 9 o'clock tomorrow morning, so the budget's adoption tonight is a given.

Therefore, the public will

see the new budget figures and voice opinions only for a brief period before its adoption.

Despite the circumstances, high-ranking education officials said Hoboken's approach is acceptable, and said the board does not have to re-introduce the amended budget as a new one and then proceed through channels.

"The real decision on the

budget occurs when voters make their decision at the (school board) election," said Vincent Russomagno, assistant county school superintendent.

"Until then, it's perfectly acceptable for a system to revise its budget in any way and in any amount."

Russomagno said he and Accella already have a copy of the originally proposed \$28 million school spending plan and will receive the revised version tomorrow.

"We'll have the total package for review," said the county administrator. "But of course then it goes to the voters. That's when the public will have a say."



Chris Gulhaugen, left, and Pastor Paul Hagedorn plan for an all-jazz mass at St. Matthew's Trinity Lutheran Church in Hoboken.

They'll make a joyful noise unto the Lord in Hoboken

By Patricia Scott

When Hoboken musician Chris Gulhaugen talks about a musical church service, he isn't talking about just a funky guitarist and a parish singer.

He's talking grand-scale, all-stops-out, full 16-piece ensemble, professional singers and choir, and a sound system that just might be heard on the other side of the Hudson River.

Gulhaugen has a dream: he wants to arrange, oversee and play in an all-jazz mass in his Hoboken parish, St. Matthew's Trinity Lutheran Church at 57 Eighth St.

A professional musician who can play more instruments than most people can name, the soft-spoken Gulhaugen settled in Hoboken five years ago after years of touring extensively on the professional circuit.

Most recently, the Montana native trav-

eled internationally with the 16-member Lionel Hampton Band, for which he also did most of the musical arrangements.

About a year ago, the Rev. Paul Hagedorn, pastor of St. Matthew's, approached Gulhaugen to discuss the possibility of staging an all-jazz mass at the parish, but Gulhaugen had reservations.

"My main worry was that 'musical' church services are almost always put together by church people who don't have a real sense of music, so the sound is instinctively wrong," he says. "They aren't musicians, so even if they try to do a rock 'n' roll piece it sounds like 'easy listening.' The whole sound is somehow off."

Gulhaugen is accustomed to working with professionals and did not want the added hassles of trying to organize and orchestrate

See THEY'LL MAKE — Page 6.

Pasculli explains why he's ousting Coleman

3/31/88 JJ

By Jo-Ann Moriarty

Hoboken Mayor Patrick Pasculli told yesterday why he fired Michael Coleman as community development director.

The afternoon hearing was supposed to afford Coleman the opportunity to contest the mayor's decision to remove him as department head.

But Coleman refused to attend the session because Pasculli would not allow it to take place in a public forum.

So Coleman stayed away, and the mayor read a prepared statement, which was recorded

Sites 'fundamental philosophic' conflict

by a secretary, on why he wants to replace Coleman with his own appointee.

"We have fundamental philosophic differences," Pasculli said before the meeting.

Those differences include approaches on housing, developing the waterfront and dealing with the Port Authority in

trying to recover money owed the city, Pasculli said.

Coleman is refusing to leave office because he believes Pasculli has no authority to set an administrative agenda, since he was appointed only two weeks ago by five council members.

And in November, voters

will choose a successor to Mayor Thomas F. Vezzetti, who died March 2 in the middle of his term.

Pasculli's complete statement will be made public today after a copy is sent to Coleman and the City Council.

A showdown between Pasculli and Coleman is expected to take place April 6 before the City Council, which could overturn Pasculli's action by a two-thirds vote.

Coleman, who decided to ignore the mayor's private ses-

See PASCULLI — Page 19.

Pasculli tells why he fired Coleman

Continued from Page 1.

sion, said he will appeal his case directly to the council.

Pasculli said he would also attend the meeting, to give his side.

According to state law, the mayor is not required to hold a public meeting but he must grant the department head "an opportunity to be heard."

However, the law does provide the department head the opportunity of having his dismissal voted on by the City Council.

Newly appointed Law Director Eugene O'Connell, whose term begins tomorrow,

and Fred Bado of the Law Department were present at the hearing yesterday.

Ironically, Bado went through a similar appeals process two years ago when Vezzetti asked Bado to leave his job as director of community development, a post Coleman had held for 12 years during the Cappiello administration.

Bado said yesterday that at his private hearing with Vezzetti, Bado did the talking and Vezzetti listened.

The City Council subsequently overturned the mayor's dismissal, Bado said, adding that he later left the job when

Vezzetti offered him a position in the Law Department.

Since becoming interim mayor, Pasculli has also asked Law Director William Graves and Finance Director Catherine Rush to resign. Both agreed.

Pasculli replaced Rush with Joseph Lisa, whose appointment was confirmed by the City Council. Then Lisa, who was supposed to start work tomorrow, resigned last week.

Pasculli is expected to have another candidate before the weekend. He also is considering asking Rush to take her job back.

They'll make a joyful noise unto the Lord in Hoboken

Continued from Page 1

an amateur band. Gulhaugen, who formed and still plays with the New Deal Swing Band on Monday nights at New York's Red Blazer II, comes from a family of ministers.

"There were seven ministers on my mother's side and five on my father's," he says, and his uncle Lee LaBar was pastor at St. Matthew's until 1981 when Hagedorn took over.

In the last few weeks, he and Hagedorn have decided to establish a non-profit fund to raise money for the jazz mass.

Gulhaugen and Hagedorn want to raise \$35,000, which would pay fees for 16 union musicians and several singers. Gulhaugen's own salary for writing and arranging the music and the costs of videotaping and recording the mass.

"We want a really exciting and lively service," said Gulhaugen. "It may sound un-

orthodox, but we want dancing in the aisles, too. We want it to be a true celebration and happy event."

He plans to bring in about 60 singers from Hoboken's neighborhood church choirs to lend their voices during the musical portions of the mass.

Most of the mass will be sung, and the traditional sermon will be replaced with a musical homage to God.

St. Matthew's Church holds 800 people. Gulhaugen said he feels strongly about keeping the mass local, even though he's had enthusiastic offers from larger New York City parishes which would like to serve as host for the event.

"Hoboken is such a great place — and if this whole plan comes off, it will have started here and this is the center," he said. "I want it right in the town where the idea began."

Coleman will boycott dismissal hearing

J.J. 3-30-88

By Jo-Ann Moriarty

Fired Hoboken Community Development Director Michael Coleman is skipping his private hearing today with interim Mayor Patrick Pasculli, who asked Coleman to step down.

Instead, Coleman said yesterday, he is asking the City Council to hold a public hearing on his dismissal.

A two-thirds vote of the council would overturn Pasculli's firing of Coleman.

Coleman described a hearing before Pasculli as having an appeal with someone who is both the judge and jury.

Coleman said he decided not to attend his appeal —

scheduled for this afternoon — after he learned the hearing would be conducted behind closed doors.

Under the state Faulkner Act, Coleman said, he has the right to a public hearing before

Michael Coleman states his views in a Visiting Editorial on Page 21.

the entire City Council. Pasculli was unavailable for comment.

Coleman is one of three department heads Pasculli asked to resign days after the City Council appointed him to serve

as interim mayor until November, when voters will choose a successor to the late Thomas F. Vezzetti.

Vezzetti died March 2 of a heart attack.

Pasculli also asked Law Director William Graves and Finance Director Catherine Rush to resign.

Both agreed. "I refused," said Coleman, who ran the Hoboken Model Cities Program from 1968 to 1974.

He later became community development director.

Coleman is refusing to leave because, he said, programs before the City Council crafted by his office represent

the development and housing direction of the Vezzetti administration.

Pasculli "is just a custodian of the office and he has no right to change things," Coleman said.

Voters will decide in November if they agree with those programs, such as the waterfront property plan and an affordable housing plan, Coleman said.

"There is a principle involved here, and it is important to fight for it."

"I can't walk away," Coleman said.

"We are talking about the heart and soul of the city," said Coleman, a 20-year resident.

Don't reverse course of Hoboken development

The following guest editorial was written by Michael Coleman, who is challenging his dismissal as Hoboken's Community Development Agency director. The opinions of the writer are not necessarily the opinions of this newspaper.

On Friday afternoon March 11, Interim Mayor Pasculli informed me that he will fire me and appoint my assistant as CDA Director.

By this action, Interim Mayor Pasculli presents a "loud and clear" message that he intends to reverse the course and direction established by the Vezzetti administration in several areas, notably, affordable housing, traffic planning and, balanced waterfront development.

I consider his intentions irresponsible and with a total disregard of the public mandate given by the voters who elected Mayor Vezzetti and Councilman Pasculli in 1985.

His appointment for the next eight months comes as a result of the support of some councilmembers whose policies and practices were rejected by the electorate barely

With my abrupt departure I foresee four major disasters looming on the horizon for the city.

three years ago.

His interim appointment, on a 5-3 council vote, does not by any stretch of the imagination constitute a new public mandate to reverse direction and abandon the programs established by the Vezzetti Administration.

The next mayoral election will determine who the people of Hoboken wish to lead our city in the following years.

In a very brief period the Vezzetti administration has achieved some significant gains affecting future livability in Hoboken. Many of these programs are slated for implementation during the next 12-18 months.

In Housing — The CDA obtained \$6 million for new housing for the elderly and disabled. Construction should begin later this year. Contracts cannot be awarded until a

Chief Executive is legally in office. • CDA received a \$3 million HUD grant to create 115 affordable cooperative and rental housing units in the Observer Highway Project. However, construction must begin by September, otherwise the city will lose this grant. • Several affordable housing projects are in planning and development.

About 200 families reside in these buildings, scheduled for condo conversion unless we intervene effectively. Among these are the 60 Indian families living in the 800 block of Park Avenue.

• The CDA planned and orchestrated an innovative Affordable Housing Ordinance that included countless discussions and meetings to obtain input from all segments of our community as well as developers. • In response to the adverse impact of the property revaluation, I recently initiated the development of a new program to assist elderly homeowners and others who live on fixed incomes. I believe it is possible to guarantee that no elderly or low income homeowner in Hoboken needs to lose their home because of increased property taxes.

Recently, I completed lease negotiations with the American Legion for space in their building on Willow and 13th Street from which to administer this program.

In Economic Development — Several programs are in progress that will increase rates and reduce local taxes. It is my opinion that net municipal revenues can be increased by \$5 million per year over the next five years, thereby substantially reducing the tax burden on property owners and tenants alike.

Negotiations are in progress with the Levolor Company. I was working towards an agreement that will allow the city an opportunity to acquire and develop this site for new rates and jobs in the near future.

The U.S. Economic Development Administration has responded positively to this effort. \$1-\$2 million in federal funding may be possible for this project.

Developing a modern industrial park in the Northwest section of Hoboken is not only feasible but necessary. The New Jersey Economic Development study of that area indicates that the city can realize \$1,500,000 a year in net municipal revenues as well as create up to 1,000 new jobs. This planning and development agenda is complex and difficult at best, and will take 5-7 years to complete.

Some other important pro-

grams initiated by the CDA include:

• Expanded tenant information services.

• A new day care center is being planned to consolidate three separate programs that are now operating in inadequate facilities.

• Hoblis — this is a state-of-the-art computerized and sophisticated property information system designed by Rutgers University solely for Hoboken. It can improve tax collections but, it still remains to be implemented and administered.

• Federal financing to acquire or lease Demarest or Rue Schools for new public-private uses and tax rates is also a definite possibility.

• Redevelopment plans for several vacant and under-utilized municipal properties to bring in new rates and community services are in the early stages of planning.

• Lastly, Hoboken's future waterfront development represents our best opportunity to find the right balance for development that, First — will bring in substantial revenues and bring down our tax rate to become one of the lowest in the State; Second — we can open up the waterfront for people to enjoy as never before in the history of Hoboken; and Third — we can develop the waterfront carefully and with sensitivity so we do not strangle from traffic congestion or suffocate from air pollution.

Hoboken's Waterfront De-

velopment guidelines are now under review by the Planning Board. Implementation of these can ensure that all three of these critical objectives will be achieved.

Disasters on horizon

With my abrupt departure I foresee four major disasters looming on the horizon for the city:

• The chances of an effective Affordable Housing Ordinance being passed by the City Council; or, if passed, its chances of being implemented by a Pasculli Administration are practically nil.

• Pasculli is on record as stating that he is "rethinking" the importance of a modern urban industrial park in Hoboken. Should he reverse his position on this, the city stands to lose millions of dollars and perhaps 1,000 jobs.

• The prospects of selling Hoboken's waterfront property by the new Administration is a very real possibility. This is a shortsighted policy intended to bring in some temporary fiscal relief. However, the long range economic disadvantages would weigh heavily on future Hoboken taxpayers.

• Waterfront planning, or any city planning, will be another casualty of this administration. Pasculli has stated to me that he does not intend to renew planning contracts for Ralph Seligman and David Vantor, the only professional planners now employed by the City and paid for by the CDA.

Observer Highway negotiations break off

By Jo-Ann Moriarty

Negotiations between Hoboken officials and residents contesting plans to build three, 17-story towers on Observer Highway have broken off, and the next time the parties meet may be in court.

The city was attempting to strike an agreement with the residents after they successfully killed the project two weeks ago when a judge ruled in their favor and invalidated the ordinance governing the housing development.

Superior Court Judge Maurice

Gallipoli threw out the ordinance because he found Councilman Steve Capiello was in conflict of interest when he voted on the plan last fall because he owns property within 200 feet of the development site.

The City Council subsequently voted last week — without Capiello — to re-ratify the ordinance. The Council will consider the development plan for final approval April 6.

Ronald Hine, the residents' spokesman, is not threatening court action. But he says attempts earlier this week to privately negotiate an agreement went nowhere.

"We'll see how things go. We won't on one complaint and still have other valid reasons to go back to court."

Developer Joseph Barry, who wants to build 450 housing units in the three-block area near Observer Highway between Bloomfield Street and Willow Avenue, agreed that a compromise appears impossible.

"I don't see any room. I made a token reduction in height and minor alterations of density," Barry said. He claimed he can only cut two stories and still keep the project financially feasible.

The residents group wants to see the project scaled down.

Meanwhile, interim Mayor Patrick Pasculli Tuesday accused the residents of jeopardizing the entire proposal, which could mean a loss of \$4.7 million in revenue to Hoboken.

Unless the city-owned lots Barry needs to build the units are sold to him by June 30, the \$4.7 million the city will receive from the sale cannot be used as revenue to reduce the municipal budget this fiscal year.

Also, Barry is committed to a September construction start or he may forfeit a \$3 million HUD grant.

If the council votes final passage for the ordinance next week, Hine said the residents group may go back to Superior Court on other issues.

The residents might try to make a case that the development plan is arbitrary and capricious. They also have claimed that seven of the nine council members violated the Open Meeting Law by considering the plan during a boat ride hosted by Barry.

And they say that the plan was changed substantially without public notice.

Barry said that he is willing to gamble and have the plan proceed.

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The gospel according to gentrification

By Jane Greenstein

It is a typical Thursday evening service at Iglesia de Dios Church in Hoboken. There are 95 members present, spread out among the pews.

Ten and 11-year-old girls in freshly pressed dresses and shiny shoes cradle young children in their arms as they listen to the services. A father's patience is strained as he contends with two young girls who wander in and out of the church's bathroom. Another young girl squirms in her seat, turns around and starts speaking to the people behind her.

Before the service ends, the congregation rises to sing. A guitarist and drummer lead a rousing version of *Me Hiciste Libre* — which, loosely translated, means God has broken the chains that shackle us.

Attendance at the church is lower than usual, allowing for plenty of elbow room. The church's pastor, the Rev. Hildo Nunez, says on some days the church is so crowded and noisy it is "unbearable."

To accommodate its growing congregation, Iglesia de Dios is planning to move to a larger church in Union City sometime this summer.

The church, which holds services three times a week, continues to expand even though many in the congregation have left Hoboken for Jersey City, Union City, West New York and beyond.

Iglesia de Dios' growing pains are not unique. The approximately dozen Hispanic churches in Hoboken, with largely Puerto Rican congregations, keep expanding even as gentrification takes its toll.

Church officials say their congregations attract new members because they successfully spread their faith throughout the community. Hoboken church members spend considerable time recruiting new members by knocking on doors and distributing religious pamphlets. But the churches' popularity may also be due to their role as a meeting ground for a disoriented Hispanic community.

Church As Family

According to the Rev. Barbara Cathey, pastor for the First Presbyterian Church on Ninth and Washington streets, uprooted Hispanics find a family atmosphere in the church.

"When they (Hispanics) come to this country — to an urban area like the New York metropolitan area — from a Latin American, rural background, it's alienating," she says. "The church becomes a place you can gain acceptance, a place to see your friends and develop leadership skills, where you can take charge of your life and your future."

"In some way the church acts as a community, a gathering center. When you grow up in a church it becomes a family. It keeps drawing them back."

Puerto Ricans are the backbone of Hoboken's Hispanic community. Many families came here as long as 35 years ago to take factory jobs. More recently immigrants from Guatemala, El Salvador, Ecuador and Honduras have moved into neighborhoods where the common language and heritage eases their transition into an alien society.

According to Hoboken tenant activist Tom Olivieri, Hispanics have been leaving Hoboken in large numbers over the past 15 years, although the exact number is difficult to pinpoint. According to the 1980 census, 40.2 percent of the total population of 42,460 was Hispanic. Now, Olivieri estimates, Hispanics account for 25 percent of the city's population of 48,000.

According to Olivieri, the heaviest exodus of Hispanics occurred between 1979 and 1982, when arson was frequent and fewer laws governing tenants' rights were on the books.



Guillermo Romero preaching during services at the Hoboken Pentecostal Church.

Olivieri says gentrification has eased somewhat since 1985 due to reform legislation, such as the anti-warehousing act. This act prohibits owners from keeping apartments vacant for more than 60 days and requires owners to declare condominium conversions.

Local Fixtures

Most Hispanic churches are clustered in the southwest section of town. Three to four churches dot both Willow Avenue and Jackson Street, in the heart of the Hispanic neighborhood.

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MAYOR'S ACTION

Firing high on agenda

Coleman to learn why he was axed

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—The mayor and a city official he fired are set for a showdown tomorrow night before the City Council.

Mayor Patrick Pasculli, who fired the Community Development Agency's director, Michael Coleman, last month, said yesterday he is "fully prepared" to have the firing discussed and voted on by the council. Coleman, who is seeking to overturn the firing, is trying to convince six of the council's nine members to vote to void the mayor's action.

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Coleman said last week he would ask for the public debate, and he skipped a private hearing with Pasculli that had been scheduled for Wednesday.

Coleman, who was appointed in 1985 by then-Mayor Thomas F. Vezzetti, was fired by Pasculli days after he was selected to succeed Vezzetti, who died March 2.

Pasculli said yesterday that, despite his insistence last week on the private hearing, he is ready to go public with the fight.

"I've never been reluctant to discuss it in public," Pasculli said. "I am eager to discuss with the council my reasons for wanting a CDA director more in line with my programs and policies."

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Observers said Coleman will have a difficult time getting the two-thirds majority that state law demands in such a move. The only council members generally expected to vote for the override are the three supporters of Vezzetti: Cunniff, Joseph Della Fave and Thomas Newman.

Councilmen David Roberts, Edwin Duroy and E. Norman Wilson are seen as clear opponents of Coleman. The remaining three councilmen — Steve Cappiello, Frank Raia and Robert A. Ranieri — are not thought of as Coleman supporters, observers say. Coleman would have to convince all three to vote for him in order to win tomorrow night.

They left Puerto Rico to improve their lives ...and are returning for the same reason

By Jane Greenstein

Some of the Hispanics who are dropping out of local congregations are moving back to Puerto Rico, enticed by its favorable economy and promise of a better lifestyle.

According to Puerto Rico-born tenant activist Tom Olivieri, many Puerto Ricans return to the island once they're financially able — even if that's 30 years after they left.

Last year three families left Hoboken's Latin American Pentecostal Church and moved to Puerto Rico. One of the families had lived in Hoboken 28 years. Guillermo Romero, a church administrator, isn't certain why the families moved, though he believes the weather and the economy are probably contributing factors.

Olivieri, who moved to Hoboken from Puerto Rico when he was 10 years old, says, "In the 50s Puerto Rico was in dire straits. Many came here for a better economy, and to better themselves. Now the poverty that existed has subsided. It's the pearl of the Caribbean — a beautiful place. They want to go back home."

For the Diaz family, returning to Puerto Rico will mean an upgrade in their lifestyle. They will be leaving their basement apartment on Park Avenue in Hoboken for two homes in Puerto Rico. One they bought, the other they inherited.

Puerto Rican born Iris Diaz, 31, the mother of five children, says plans to move to Puerto Rico have been in the works for a few years as it became clear the family needed more space. The Diazs also considered moving to the New Jersey suburbs, but found real estate unaffordable.

"We can't continue to buy here, and no one wants to rent to us when they hear we have five children," she said.

"The way things are here, you are a slave to your rent. Either we wait until the kids get married or we move to Puerto Rico."

Living will be easier in Puerto Rico, she said. "The cost of living is cheaper there. It is sunny all the time. You don't have to buy winter clothes. College is cheaper too." Iris left Puerto Rico when she was three-years old and her husband Gasildo came to the mainland United States in his late teens. Their children, who range in age from one to 18, were born here.

The eldest Norida, 18, says the family will miss Iglesia de Dios, the church they have attended in Hoboken for nine years.

"It's pretty hard to think about leaving the church," she said. "I really haven't sat down and thought about leaving for good. It's very sad. I'd love to stay here, but circumstances won't allow."

"It may be difficult to live there initially, but we're not going to live in the mountains. It will be like living in the suburbs. The area is very Americanized. Not so far from home, you can say."

Although a period of adjustment lies ahead for the Diazs, Norida is certain of one thing: the family will continue its religious practice.

"They have a lot of Pentecostal churches there," she said. "The names vary, but it's the same worship."

The gospel according to gentrification

By Jane Greenstein

It is a typical Thursday evening service at Iglesia de Dios Church in Hoboken. There are 95 members present, spread out among the pews.

Ten and 11-year-old girls in freshly pressed dresses and shiny shoes cradle young children in their arms as they listen to the services. A father's patience is strained as he contends with two young girls who wander in and out of the church's bathroom. Another young child squirms in her seat, turns around and starts speaking to the people behind her.

Before the service ends, the congregation rises to sing. A guitarist and drummer lead a rousing version of *Me Hiciste Libre* — which, loosely translated, means God has broken the chains that shackle us.

Attendance at the church is lower than usual, allowing for plenty of elbow room. The church's pastor, the Rev. Hildo Nunez, says on some days the church is so crowded and noisy it is "unbearable."

To accommodate its growing congregation, Iglesia de Dios is planning to move to a larger church in Union City sometime this summer.

The church, which holds services three times a week, continues to expand even though many in the congregation have left Hoboken for Jersey City, Union City, West New York and beyond.

Iglesia de Dios' growing pains are not unique. The approximately dozen Hispanic churches in Hoboken, with largely Puerto Rican congregations, keep expanding even as gentrification takes its toll.

Church officials say their congregations attract new members because they successfully spread their faith throughout the community. Hoboken church members spend considerable time recruiting new members by knocking on doors and distributing religious pamphlets. But the churches' popularity may also be due to their role as a meeting ground for a disjointed Hispanic community.

Church As Family

According to the Rev. Barbara Cathey, pastor for the First Presbyterian Church on Ninth and Washington streets, uprooted Hispanics find a family atmosphere in the church.

"When they (Hispanics) come to this country — to an urban area like the New York metropolitan area — from a Latin American, rural background, it's alienating," she says. "The church becomes a place you can gain acceptance, a place to see your friends and develop leadership skills, where you can take charge of your life and your future."

"In some way the church acts as a community, a gathering center. When you grow up in a church it becomes a family. It keeps drawing them back."

Puerto Ricans are the backbone of Hoboken's Hispanic community. Many families came here as long as 35 years ago to take factory jobs. More recently immigrants from Guatemala, El Salvador, Ecuador and Honduras have moved into neighborhoods where the common language and heritage eases their transition into an alien society.

According to Hoboken tenant activist Tom Olivieri, Hispanics have been leaving Hoboken in large numbers over the past 15 years, although the exact number is difficult to pinpoint. According to the 1980 census, 40.2 percent of the total population of 42,460 was Hispanic. Now, Olivieri estimates, Hispanics account for 25 percent of the city's population of 48,000.

According to Olivieri, the heaviest exodus of Hispanics occurred between 1979 and 1982 when arson was frequent and fewer laws governing tenants' rights were on the books.



Guillermo Romero preaching during services at the Hoboken Pentecostal Church.

Olivieri says gentrification has eased somewhat since 1985 due to reform legislation, such as the anti-warehousing act. This act prohibits owners from keeping apartments vacant for more than 60 days and requires owners to declare condominium conversions.

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COLEMAN

Rush will return as finance director

By Jo-Ann Moriarty

Hoboken Mayor Patrick Pasculli will ask the City Council tonight to rehire Catherine Rush, whom he had fired, as finance director.

He will also ask the council to fire Michael Coleman, community development director.

Rush, 30, a former executive of the New York City-based Public Resources Advisory Group, yesterday accepted Pasculli's offer to return to the job she had held less than a week when Pasculli asked her to resign.

"I am looking forward to doing a job I was hired for," Rush said.

Pasculli asked Rush back to City Hall after the interim mayor's hand-picked successor to her bowed out.

Rush, whose salary will be in the mid-\$40,000 range, was hired by the late Mayor Thomas F. Vezzetti after an extensive search.

During Rush's first week on the job, Vezzetti died on March 2 and the City Council appointed Pasculli interim mayor.

Days after his appointment, Pasculli fired three de-

partment heads brought in by the Vezzetti administration — Rush and Law Director William Graves, who both agreed to leave, and Coleman.

Coleman is fighting his dismissal and will ask the City Council tonight to veto Pasculli's actions.

Pasculli held a hearing on Coleman's firing, but Coleman refused to show up, leaving the mayor to offer his reasons for Coleman's firing to himself.

Coleman said he wanted the hearing to be in a public forum.

The City Council could reject Pasculli's firing of Coleman

by a two-thirds vote. Pasculli had appointed Joseph Lisa to succeed Rush as finance chief. But a week after receiving City Council approval, Lisa resigned, saying he feared a conflict of interest with his private work as a certified accountant.

Lisa, who quit March 24, a week before he was supposed to start working, has done private work for Frank Italiano's private accounting firm. Italiano also audits Hoboken's city records.

As finance chief Lisa would be subject to Italiano's auditing of his office's books.

Hoboken voters say 'No' to everything

By Patricia Scott

Hoboken voters yesterday overwhelmingly rejected the proposed school board budget of \$27.3 million and knocked down a \$6.488-million capital improvement bond package.

By a massive 4-to-1 vote, voters defeated everything from routine projected school board expenses to asbestos removal and proposed fire safety projects.

"I can't believe they killed every single thing," said Board Business Administrator Tony Curko.

"It's a total, complete blow-out," he said.

Despite a low voter turnout and just 218 absentee ballots, voters rejected the board's request to spend \$15,526,043 on

current expenses by a whopping 2,250 to 461.

Voters rejected the board's request to spend \$87,607 on capital expenses by 2,091 to 433.

And each of the four capital improvement questions was shot down.

Hoboken voters rejected the board's request to spend \$1.4 million on renovating and improving the high school's Kennedy Stadium by 1,895 to 1,100; they trounced the board's proposal to spend \$219,000 on asbestos removal in several grammar schools by 1,753 to 1,235, and they rejected the proposal to spend \$1,768,000 on fire safety improvements by a margin of 1,942 to 998.

Voters also rejected the

board's request to spend \$962,000 to upgrade elevators in school buildings.

The massive defeat of both the budget and the capital improvement bond issue referendum came as no surprise.

The board's spending plan, which only two weeks ago was decreased by \$1.1 million after residents voiced outrage over the original \$28.4 million budget proposal, was never considered viable, even by the board trustees.

Only two weeks ago, on the evening the spending plan was adopted by trustees, School Board President Richard England Jr. recommended that the public defeat the proposal.

Under the budget, Hoboken taxpayers would have handed over a total of \$15.8

million in taxes next year — an increase of \$4.6 million over last year.

Had the budget been approved last night, the average homeowner would have paid as much as \$500 more in school taxes in 1988-89 than last year.

Several political observers expressed sadness that the asbestos removal project and upgrading at the Kennedy Stadium failed last night, but said they understood.

"I can see why people are disgusted, with spending so high and the result," said Michael Dittar, one of about 100 people who gathered in the Board of Education offices to watch the action.

"Everyone is just fed up, and they lump it all together," Dittar said.

Cops probe use of city copier

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—The Police Department is investigating whether city officials improperly used a City Hall copying machine for political purposes, Chief George W. Crimmins said yesterday.

Crimmins said a mail clerk reported finding a letter from a city councilman Saturday that was lodged in the machine, which was

locked in a second-floor office. The letter was addressed to constituents and urged them to vote for candidates in today's Board of Education election, the chief said.

Crimmins refused to divulge the name of the councilman who allegedly wrote the letter and the candidates the letter endorsed. He added that he has no idea how many copies might have been made of the letter.

If the accusation is true, it would mean

that public funds were used to pay for a purely political act, constituting a possible violation of ethics statutes.

Last week, City Hall was deluged with photocopies of a statement urging passage of a school board referendum to rehabilitate Kennedy Stadium. It could not be determined whether a city official made copies of that statement, or whether city equipment was used.

Hoboken Fire Dept. to recruit women

By Patricia Scott

The Hoboken Fire Department is looking for a few good women.

Because there are no females on the city's 130-member force, the department yesterday launched a recruitment drive designed to bring women and minority firefighters into the ranks by next year.

"We have a very talented, top-notch force, but there's a definite lack of both female members and minority firefighters," said Deputy Chief Eugene Failla, who has been named recruitment director.

The Hoboken fire has

four black firefighters and about 20 Hispanic firefighters — and no women.

"We want to especially target those groups and urge them to come forward and consider becoming firefighters," said Failla.

Fire Department officials will be visiting Sacred Heart Academy, the city's all-girl Catholic high school, to urge senior girls to consider a career in firefighting.

A career day at Hoboken High is also planned, Failla said.

"We want women and minority youths who will be 18 by the filing date of May 31," said

the deputy chief.

Anyone interested in applying can stop by any of the city firehouses next week and pick up an application package and a sample test.

Applicants have until May 31 to fill out all paperwork and have it back to the department for consideration and for placement on test-taking lists.

The written qualification test and physical test will be given in the summer, after training sessions with firefighters.

Firehouses are located at Observer Highway and Madison Street, Second and Jefferson streets, Eighth and Clinton

streets and 14th and Washington streets. Applications can also be picked up in City Hall.

The department hopes to hire about 15 firefighters next spring. Last month, 26 firefighters were added to the force.

To be eligible, applicants must be at least 18 but not more than 35, be United States citizens living in Hoboken, and have a high school diploma or its equivalent.

To be selected, each applicant must pass written and physical tests and have a valid driver's license. Starting salary is \$18,469 and reaches \$31,676 after three years of service.

Hudson: 3 heated board races

Alliance controls the schools

By JEFFREY RUBIN
Staff Writer

From 2 to 9 p.m. tomorrow, New Jersey residents will be filling more than 1,600 Board of Education seats in 553 districts, while knocking down many of the budgets proposed by their trustees.

According to Jeremiah Regan, vice president of legislation for the state School Boards Association, only about 10 percent of the nearly 4 million eligible voters will cast ballots.

But in at least three of Hudson County's five local campaigns, the quest for school board seats is a high political priority despite a low turnout — whoever controls the school board controls the variables of multi-million-dollar budgets, the patronage appointments that build strong political support for general elections, and the quality of public education.

In Union City, North Bergen and Hoboken, the board races have generated mighty political clashes and a generous dose of mudslinging.

UNION CITY

In this city, there are four seats up for grabs. The two behemoths butting heads tomorrow are Mayor Robert Menendez's Alliance Civic Association, which dominates the Board of Commissioners and the school board, and the Save Our Schools ticket, which has won the support of city Commissioners Ronald A. Dario and Charles Velli, as well as traditionally unaligned Trustee Joseph D. Bonacci Sr. Both are running full tickets of four candidates each.

The Alliance candidates are Gary Mirasola, Abraham Antun, James Madonna and Rafael Fraguella. Their opposition's slate consists of Frank Clark, Ralph Lanni, Jaime Macias and Maruchy Lopez-Perez.

Menendez's party has been criticized by SOS for asking for a \$37.8 million budget while the schools have flunked state Level II monitoring.

Alliance representatives insist that SOS also has a silent leader, former Mayor William V. Musto, who served a prison term for bilking the school system out of thousands of dollars.

Musto, a former mentor to Menendez and Commissioner Bruce D. Walter, denies being involved, but according to SOS attorney Libero D. Marotta, "If anyone doesn't believe Musto wants to see Menendez and Walter lose, they don't understand what's happening in Union City."

Late last week, Alliance made a successful court plea to have state troopers and assistant attorneys general monitor tomorrow's election to ward off vote fraud. SOS officers said they are glad to have state supervision. Both sides have hurled charges of pre-election misconduct.

Marotta has expressed particular concern about absentee ballots. He estimates that the number has risen from 600 to 1,400, and he said he is wary of tampering by the opposition.

Menendez dismissed Marotta's suspicions as nonsense yesterday, asserting that the election's coincidence with the Easter and Passover holidays this year has left many people unable or unprepared to vote in

person tomorrow.

NORTH BERGEN

The race here is being waged between foes and allies of former Township Clerk Joseph Mocco. There are three seats up for grabs, and nine candidates and two major tickets doing the grabbing. One, composed of incumbents Paula Pascual, James Simmons and Frances Cohan, is alleged to be controlled by Mocco, the former political powerhouse in North Bergen whose influence has waned sharply in recent years.

The other slate consists of candidates loyal to a reform movement that has ousted or demoted several alleged Mocco allies. But in the last week, those Mocco allies have shown both their loyalty to Mocco and their ability to hurt the reform ticket by driving one candidate, Construction Official Joseph Stankard, out of the election amid courtroom charges that he is not a true North Bergen resident.

Real estate saleswoman Diane Wahl, whose daughter was injured last winter in an accident blamed by some on Mocco's influence, has replaced Stankard on tomorrow's ballot. It also includes Maurena Luzzi and Jeanne LaSalle, former running mates of Stankard on the Our Children First ticket.

Meanwhile, Herbert Shaw, an independent candidate, has pointed out that candidates on both sides are on the township payroll.

The township budget proposal, expected by officials to be voted down, has been set at \$24.9 million, up from \$20.6 million last year.



The names of its four candidates in tomorrow's Board of Education election are displayed prominently outside the Alliance Civic Association's campaign headquarters at 35th Street and Bergenline Avenue in Union City.

HOBOKEN

Hoboken's election centers on a \$27.3 million proposed school budget plan that has been criticized so widely that board President Richard England advised voters to reject it even as he voted for it. The proposal narrowly was approved by the board March 24 after it was cut by \$1.1 million. Even with the cut, which could close one of the city's seven schools, the average taxpayer's burden is estimated at \$500 more than last year, a fact which has not been lost on residents faced with a massive revaluation.

Meanwhile, the race for school board seats has been less raucous than in either Union City or North Bergen. After initially supporting five candidates, Councilman Steve Cappiello, the former mayor, now is backing just two, Housing Au-

thority employee Neil Mosco and a truant officer's wife, Joan D'Agostino.

Mayor Patrick Pasculli has not endorsed any candidates. "It would only further politicize the race," Pasculli said yesterday, calling for voters to abolish the elected board in favor of an appointed one.

Pitted against a fragmented opposition is a reform slate aimed at attracting broader support than last year's ticket by taking less-specific stands against patronage and overspending.

The reform candidates are child psychologist Gerard Costa, Port Authority Officer Felix Rivera and newcomer Vivian Flora-DiStaso.

SECAUCUS

There are seven candidates vying for three seats here in a

placid contest that is virtually devoid of the trappings of a campaign.

The contest is between Democratic incumbents and Republican challengers in a town that has not been kind to the GOP. The incumbents, board President Angelo Andriani, Audrey Kopp and Anthony Gemallo.

The challengers, Edna Calabrese, Lyle Semelmacher and Dan Resin, lost a November bid for three Town Council seats. The fourth challenger, John Sheridan Sr., is an independent.

WEEHAWKEN

This year's race is uneventful. Frequent candidate Roger Quintana is taking on incumbents Carmela Ehret, Louis Ferullo and Gennaro Rovito. Three seats are at stake.

VEZZETTI NOMINEE

Fired finance director is offered her job back

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—Catherine Rush — who was fired by Mayor Patrick Pasculli as finance director last month — was offered the job again yesterday, 11 days after her replacement resigned.

Rush, who was hired by Mayor Thomas F. Vezzetti in February and fired by Pasculli in March, said last night she had not decided whether to accept the latest offer.

"I'm still thinking," Rush said, citing other job opportunities. She said she hoped to decide this week.

Rush was named to the job by Vezzetti on Feb. 11, and the appointment was approved unanimously by the City Council a few days later. But Vezzetti died of a heart attack on March 2, and Pasculli — a political opponent of Vezzetti — fired Rush to appoint private accountant Joseph Lisa.

The move was widely seen as politically-motivated, although Pasculli has said that Lisa, a former Board of Education auditor, has more experience here than does Rush, who has worked for a number of financial consulting firms.

But Lisa resigned March 24 amid suspicions that his business partnership with the city's auditor would present a conflict of interest. Pasculli then turned to Rush, whom he asked to return, at a 4 p.m. meeting in Pasculli's office — the first time he had spoken to her since her dismissal.

Pasculli insisted yesterday that Rush "was never out of consideration." He would not elaborate on the meeting, saying he would have a statement on the matter today.

Asked whether the manner of her firing made her reluctant to return, Rush paused, then replied in measured tones: "I would be less than honest if I

said I didn't remember the process."

The Finance Department was created by Vezzetti last year under a government reorganization plan. The creation of the department was also a recommendation of the state Aid to Distressed Cities report, released in September.

Rush, who lives on Newark Street here, has been vice president of Public Resources Advisory Group, a Manhattan financial consulting firm, since 1985. Before that, she worked for similar firms which dealt with the Cape May Municipal Utilities Authority, the state Department of Environmental Protection, the New Jersey Highway Authority and the finances of Alexandria, Va.

Rush has a bachelor's degree in economics from Washington State University and a master's degree in public affairs from Princeton University.

Tenants may get reval break

By Jo-Ann Moriarty

Hoboken tenants may get a break from increased rents due to the revaluation.

The Hoboken Rent Leveling and Stabilization Board will study the impact of revaluation on apartment dwellers to see if there should be a change in an existing law that has tenants

absorb the property taxes. "It is a question of fairness," said Ira Karasick, rent board vice chairman.

The citywide revaluation increased the assessed valuations of most properties in Hoboken by 15 times. The last revaluation was made in 1970. Unless the tax rate is dramatically reduced, the new valua-

tions could double real estate taxes for some property owners.

For tenants, that could mean monthly rent increases of hundreds of dollars.

Karasick and Sister Norberta Hunnewinkel, the rent board chairman, say the board

See TENANTS — Page 7.

Tenants may get a break

Continued from Page 1

will look at the possibility of changing the rent formula, which has been on the books since 1972.

"I am concerned that tenant rights are protected," said Sister Norberta. "As a member (of the board) it is our job to look at the ordinance. We have to see if it is equitable."

The idea of changing the formula is creating a controversy among elected officials, and a power struggle between the rent board and City Council is expected if the board moves to alter the formula.

"How do you justify that," asked Councilman Thomas Newman, who supports landlords passing all of the property taxes along to tenants.

Karasick explains that he finds the justification in that a property owner whose building has increased in assessed valuation from \$50,000 to \$500,000 is the sole beneficiary of that new value.

Thus, Karasick said, a fair arrangement may mean apartment owners shouldering some of the burden of the anticipated tax increases. He notes that he does not want to change the formula for owner-occupied dwellings.

Councilman Frank Raia vehemently opposes altering the formula.

Raia and Councilman David Roberts, as a way of getting accurate assessment figures, want the city to offer amnesty to multi-unit building owners who register their rents with the rent board and the company conducting the city's revaluation. Real Property Appraisers.

Raia said large apartment buildings were over-assessed because owners refused to file their rents with RPA, even though that data should be on record in City Hall. The revaluation company, without knowing the actual net rental income, attached maximum assessments to those buildings.

Karasick opposes the amnesty offer suggestion because, he said, it would undermine the role of the rent board.

"That is condoning law-breaking and it is an insult to all the landlords in this city who have been obeying the law," Karasick said.

Interim Mayor Patrick Pasculli supports the amnesty offer because it would put rents on the books. And lowering the assessments of huge apartment buildings would mean reducing the city's total valuation, thus making Hoboken eligible for more state aid, he said.

Hoboken school budget up to council

By Patricia Scott

The Hoboken school board budget turned down in Tuesday's school election is now in the hands of the City Council. The council has until April 28 to rework the \$27.3 million budget and present its own version of a school spending plan. School board business administrator Anthony Curko yesterday sent copies of the rejected budget to City Clerk James Farina, who is also a board trustee.

Council members are expected to begin reviewing the budget this week and will work on revisions next week with school trustees. Several officials, including Joseph Della Fave and Helen

Cunningham, had blasted the budget as exorbitant. Della Fave, who protested the budget's adoption angrily at a public hearing three weeks ago, called the figures "totally unconscionable."

Mayor Patrick Pasculli yesterday said although the council has no intention of jeopardizing educational improvements within the school system, he anticipates "very serious cuts will have to be made."

"I think we all fully expected to see the budget defeated as it was," Pasculli said. "And now we're looking toward making heavy cuts, probably exceeding the \$1.1 million in cuts the board had agreed on."

The board had reduced its

proposal from \$28.4 million to \$27.3 million.

Pasculli said Council President Robert Ranieri is calling for a meeting between municipal and school board officials to begin negotiating. "I can't speculate on what the council would like to cut from the budget," Pasculli said. "We have a lot of talking to do."

Despite a relatively low voter turnout of just 5,544, the budget was rejected by a four-to-one margin. Only 461 voters approved the requested current expenses outlay of \$15,526,043 and 433 voters approved the capital expense outlay request for \$87,607.

All areas of a four-part bond referendum package that totalled \$6.4 million were

defeated.

The three newly-elected trustees — "reform movement" candidates — plan to work with both board and council.

Gerry Costa, Vivian Floradistaso and Felix Rivera join two other "reform" trustees on the board, Lourdes Arroyo and Joseph Rafter.

A board president will be chosen April 19.

"It should be one heck of an interesting reorganization meeting," Curko said yesterday. "We may have to use the high school to hold the crowd."

"We look forward to working with them," said Costa. "We're coming in ready to listen to all opinions and make the right choices. We have one goal and that's improvement."

Coleman's firing fires up a new activist

By Patricia Scott

Susan O'Kane said she took her cause to the streets because she was touched by "noble anger."

O'Kane was angry that interim Mayor Patrick Pasculli had fired Michael Coleman, executive director of the city's Community Development Agency, without a "mandate by

the people." By the time her one-woman, two-week petition drive wrapped up late Wednesday night, the Hoboken furniture designer had collected 720 signatures from local residents who share her view.

"I don't like the political situation that has been developing," said O'Kane, who has never followed politics and had never even met a local pol-

itician until her attendance at City Council meetings this month.

"I just decided to do something about it."

Coleman, who worked closely with late Mayor Thomas Vezzetti and Vezzetti's reform administration, was fired by Pasculli just days after the former council president succeeded Vezzetti.

Coleman has since been replaced by his assistant, Peggy Thomas, and his firing was affirmed by the City Council Wednesday.

O'Kane's petition contends that Coleman and William Graves, who was also relieved of his job as the Vezzetti-appointed Law Department di-

See COLEMAN — Page 4.

7 school districts have elections

By Patricia Scott

Voters will be heading to the polls tomorrow in Hoboken, Union City, North Bergen, Weehawken, Kearny, East Newark and Secaucus for school board elections.

In Hoboken, the polls will be open from 2 p.m. to 9 p.m. to cast ballots.

Twelve candidates are actively competing for three Board of Education seats. Michael Mulvaney, who had also filed as a candidate, has decided not to run for office but his name will nevertheless appear at the top of tomorrow's ballots. His decision to drop from the race came too late for any ballot changes since the printing had already begun, according to School Business Administrator Anthony Curko.

There is only one incumbent candidate seeking re-election, Perry Belfiore. Belfiore is a native of the city who is president of Alper Construction Co.

Three candidates are running on an organized slate called Coalition for Better Schools and Lower Taxes, backed by the Committee for Quality Education.

They are Gerry Costa, a developmental psychologist; Vivian Floradistaso, a client service representative for A.C. Nielsen TV ratings company and Felix Rivera, a Port Authority of New York and New Jersey police officer.

Three other candidates have been backed, to different degrees, by Councilman Steve Cappiello. They are Neil Mosco, modernization coordinator for the Housing Authority; Joan D'Agostino, advertising coordinator at U. S. Testing, and Antonio Moya, owner of La Concha Restaurant on Second Street.

The remaining five candidates are seeking election as independents.

They are Margaret O'Brien, a city crossing guard; Jerry Porman, a former reporter at El Diario and former city Welfare Department coordinator; Ray Falco, a retired Fire Department deputy chief now working as subcode official in the Building Department; William Metcalfe, a former employee of the city Public Safety Department and Mary Gasper, president of the Library Board of Trustees and the first woman president of the city Board of Education.

Polling places in North Bergen and Weehawken will open at 2 p.m. tomorrow but Union City voters can begin casting their ballots at 7 a.m., according to school officials. All polling places close at 9 p.m.

Voters will be asked to select three trustees for three-year terms in each community but Union City will also have candidates vying for a school board seat for one year remaining in a term held by a trustee who resigned the post earlier this year.

North Bergen voters will also be voting for or against a new school budget that calls for a \$24.2 local tax levy.

In North Bergen, the total budget is up over \$4.5 million from 1987-88 spending with over \$24 million to be raised by taxes. The proposed budget would add \$3.16 to the township tax rate, according to tax officials, up from \$2.57 last year.

In Union City, the budget referendum is for a \$9.6 million tax levy and in Weehawken it calls for a \$5.9 million tax appropriation.

In Weehawken, the proposed spending plan would add \$8.75 to the tax rate according to school board secretary Joseph Wisniewski. Voters will be asked to shoulder nearly \$6 million out of a total package of \$8,257,724.

Voters in neither township approved the school budget last year forcing the issue back to the town council or commission for trimming.

In each case, the school board appealed the cuts to the state commissioner of education, Saul Cooperman, before a compromise budget was agreed upon.

Polling hours in Kearny and East Newark for school board elections are from 2 to 9 p.m.

In Secaucus, the polls will be open from 1 p.m. to 9 p.m.

\$2,500 BAIL

Teen killing suspects freed

By JEFFREY HOFF
Staff Writer

Four Hoboken youths charged with the murder of an Asian Indian man in the fall have been released on bail from the Hudson County Youth House in Secaucus, officials revealed yesterday.

The defendants are 15 to 17, but are to be charged as adults. Each posted \$2,500 bail last week or the week before, according to an official at the Youth House. A spokesman for the county Prosecutor's Office did not know the exact date of their release.

Leaders of the county's growing Indian community, which has staged numerous protests

calling for vigorous prosecution of the case, had criticized what they said were low bails, and expressed concern yesterday that the defendants may be returning to Hoboken High School.

"I have been worried throughout," Dr. Lalitha Masson, leader of the National Organization for the Defense of Indian Americans, said yesterday upon learning of the teens' release. Masson said she would speak to the high school's officials about concerns Indian students have. The school is on Easter recess, and officials could not be reached for comment.

The four defendants had been attending classes after their October arrest until late February,

when Judge Salvatore Bovino of Superior Court in Jersey City ruled they would be tried as adults.

Bovino set bail at \$25,000 with a \$2,500 cash option after the prosecutor asked for a bail of \$50,000 with no cash option. Masson and Jamshid Mody, the father of Navroze Mody, who was killed in the September attack in Hoboken, expressed anger that the boys could be released for \$2,500 in cash.

The four boys are: Ralph Gonzalez, 17, of the 800 block of Willow Avenue; Luis Padilla, 16, of Jefferson Street; and brothers William, 17, and Luis Acevedo, 15, of the 500 block of Marshall Street.

Vote fraud rap did not discourage her

By Patricia Scott

A Hoboken woman who last month learned the hard way that voting rights are limited to one vote per customer made yet another dramatic appearance at Third Ward polls yesterday.

On an otherwise quiet election day, Antoinette Calabrese was spotted by several persons at the Adams and Fifth Street Third Ward polling site, reportedly wearing an outdated 1987 challenger ribbon and standing at voting booths.

But by the time city police arrived at the scene to arrest her, police said, she had allegedly removed the badge and was standing 20 feet away from the voting booths.

Calabrese was fined \$250 last month and sentenced to two years probation for her January guilty plea to one count of voter fraud. She had been indicted last year on charges that she voted twice in each of six elections, using her married name and maiden name. Officials said she cast double ballots in elections in November 1984, November and May 1985; November 1986 and last June's primary and runoff.

"I think it's a disgrace that she's out there at polls again," said Maureen Singleton, who with City Council members Helen Cunningham and Joseph Della Fave angrily complained about the sighting to Anthony Curko, school board business secretary. "The woman is supposed to be on probation, not at the polls as a challenger."

Curko sent several poll workers down to check out the reports, and said Calabrese was "acting on her own. She is obviously not one of my 100 or so real challengers."

He urged the angry poll-watchers to complain to the Hudson County Board of Elections, but Election Board Chief of Staff Joseph Ciano said the county has no control over school election irregularities.

"I spoke to the Attorney General about the reports (on Calabrese) and then to Mr. Curko," said Ciano. "It's up to the district to handle something like this. In this case, workers alerted Calabrese to the fact that she cannot be at the polls in this capacity because she's not a challenger."

Ciano said since Calabrese is on two years' probation she has also lost her voting rights for two years, and is technically not a registered voter.

Police Chief George Crimmins said no formal action is anticipated locally and Calabrese will not be arrested. Calabrese was still at the polls — without her challenger ribbon — at 6 p.m., Curko confirmed.

"It's just your usual Hoboken thing," he said.

Firing of Coleman fires up new activist

Continued from Page 1

rector, should be allowed to retain their posts until the November election.

"The directors were in those jobs because Vezzetti, selected by the people, placed them there."

They should stay in their positions until the election," she said.

O'Kane, who tried unsuccessfully to address the City Council on two recent occasions, submitted the petition to Pasculli after Wednesday

night's council session. Pasculli accepted the petition, but has not responded publicly.

O'Kane had failed to sign in as a speaker prior to the 7 p.m. meeting, and was therefore not permitted to present the petition to the council.

"Mayor Pasculli walks in the shoes of a dead man by fate and not by any public mandate," she said.

"He does not have the moral right to take it upon himself to fire anybody in the middle of doing their job."

Property identification program for Hoboken

By Patricia Scott

Hoboken police have launched a program offering property identification services to city residents who want to personally protect their high-risk belongings from burglary.

The Police Department has a "scriber" device, a state-of-the-art engraving machine that can make exact inscriptions on property of identifying numbers such as license plates.

Hoboken residents who want to secure expensive belongings with personalized identification can now have their driver's license engraved onto the property for easier identification, police said.

In most burglaries, police are unable to trace property because victims either do not know the serial numbers on their belongings, such as stereos, radios, car stereos and VCR's, or have recorded the figures but then lost them, detectives said.

But if the driver's license number of the victim is engraved on the stolen item, police can run a trace on the property faster and with higher degrees of success. Using the scribe, police will engrave license numbers for each piece of property residents want protected. The license numbers will then be filed in the department's computer system locally and in other cities.

If the stolen property is recovered, police can match the numbers to the property for easier identification.

"It's an excellent method of protection that helps in placing stolen objects and just generally has a positive effect," said Police Chief George Crimmins. Crimmins said the program was started once before but "fizzled out."

"People were hesitant about marking up their property, but it is worthwhile if it means you might get it back in the event of burglary," said Crimmins. "We absolutely recommend it."

Residents who want more information about the free service can contact Detective Dan Simone at 420-2100. The I.D. plan can be particularly useful in protecting expensive luxury items which are the highest-risk for thefts, such as VCR's and compact disc players, detectives said.

Pasculli has job for Rush

By Jo-Ann Moriarty

Hoboken interim Mayor Patrick Pasculli is negotiating with Catherine Rush about her resuming her position as finance director.

Pasculli met briefly with Rush yesterday afternoon in his City Hall office about the possibility of Rush's resuming her work as finance director, a post she held for less than a week when Pasculli asked her to resign.

Pasculli wants an answer from Rush by this afternoon.

Rush, who offered little comment about her meeting with the mayor, said that Pasculli had called her earlier in the day to meet with him.

Pasculli did most of the talking and she would think over what he had told her, she

See PASCULLI — Page 10.

Pasculli offering a job to Rush

Continued from Page 1

said. Pasculli, who said he has several candidates for the post, described his meeting with Rush yesterday as cordial.

"We had a very cordial meeting. Katie and I discussed the future of the department," Pasculli said.

If Rush decides to accept the position, Pasculli said that

he does not believe her appointment will need City Council approval since she received unanimous approval in February when the late Mayor Thomas F. Vezzetti submitted her nomination.

Days after the City Council voted Pasculli interim mayor, Pasculli asked for the resignation of three department heads

brought in by the Vezzetti administration — Rush, Law Director William Graves and Michael Coleman, director of community development.

Pasculli is the interim mayor until November when voters will choose a successor to Vezzetti, who died March 2.

Rush and Graves resigned but Coleman is refusing to leave and plans to ask the City Council at its meeting tomorrow night to veto Pasculli's action.

Pasculli subsequently appointed Joseph Lisa to take Rush's job. But Lisa, fearing a conflict of interest between his duties as finance chief and his private work as an accountant, resigned March 24, a week after the City Council had approved his appointment.

Lisa, who was supposed to start his municipal job April 1, has done work for city auditor Frank Italiano's private accounting firm. Lisa was concerned about a conflict of interest because as finance chief, he would be subject to Italiano's auditing his office books.

Rush, 30, is the former vice president of the Public Resources Advisory Group of New York City. She has considerable experience as a financial and planning consultant to municipal and state government offices, including the Department of Environmental Protection, the New Jersey Highway Authority and the Cape May County Municipal Utilities Authority.

She is a Hoboken resident.

Church is gone, organ lives on

By Robert Barr
Associated Press Writer

Lawrence Trupiano saved most of the organ from St. Paul's Episcopal Church in Hoboken — everything but the bellows, which was too big to fit through any door.

"The builders had the mentality that they would last forever," he said. "They'll put things where you couldn't get to them."

Organs don't last without help, though, not in the smog of a big city, or in a church where the furnace dries and cracks a wooden instrument. Nor do they stand up under careless tuning, or the assaults of mice tempted by the taste of horsehide glue in the bellows.

The organ at St. Paul's was dismantled in August 1984 after the landmark church had been sold to developers. The building, on Hudson Street near Eighth, is now a luxury housing development called the Abbey.

The organ didn't play at all when Trupiano moved it from Hoboken to his shop in Brooklyn. It will sing again, though, in a church in Manhattan which is giving up high tech for the time-tested sound of pipes.

Dozens of organs become orphans each year, no longer wanted because struggling churches close and prosperous churches buy new instruments. Many, like the St. Paul's organ, turn up in new homes. Alan Laufman, who runs the Or-

gan Clearing House in Norristown, N.H., has about 120 organs available at any time.

"Sometimes we get a call on a Thursday afternoon saying that a church will be torn down on Monday, and can we find a home for the organ. Sometimes we can," Laufman said in a telephone interview.

Since the Clearing House was started in 1959, Laufman estimates that more than 1,200 organs have found new homes, in one case as far away as Yokohama, Japan.

The organ from St. Paul's, built in 1890, was remodeled in 1920. Trupiano is reworking it again, adding to the 1,600 pipes which came from Hoboken.

First it received a thorough cleaning. "If it's from New York City, the problem is exhaust fumes. The grease and dirt is almost a paste," Trupiano said.

Calgon and hot water works well on metal pipes, while steel wool, moist cheesecloth and elbow grease are recommended for the less numerous wooden pipes.

Trupiano says he rarely has to rebuild a pipe, but many are fitted with felt or leather which must be replaced. Some pipes are beyond help, bent and buckled by a ham-handed tuner.

Keyboards have to be rebuilt, with bone instead of ivory because ivory imports are banned. The thousands of parts of the action, the mechanism which links the keys to

the pipes, must be cleaned and reassembled.

"Usually we tell a church it's going to take two years," Trupiano said. He has four people working in his shop.

Most churches looking to adopt a pipe organ are replacing an electric instrument less than 20 years old, Laufman said.

"I know how long a pipe organ will last," he said. "I play one every Sunday that was built in 1853."

Adopting an organ costs \$10,000 and up, Laufman said, though the investment is anywhere from 30 percent to 70 percent less than the price of a comparable new organ.

Organized efforts to preserve historic organs began only in 1956 with the founding of the Organ Historical Society, based in Richmond, Va. The society has tracked down 4,498 American organs built in the 19th century, executive director William van Pelt.

"Most are still working every Sunday, and most were built with considerable integrity," van Pelt said. "Many of these are less ambitious, adequate Sunday by Sunday church organs, not magnificent concert instruments."

Many 19th-century instruments were lost, van Pelt said, because churches could afford to replace them. Other organs fell victim to renewed interest in Baroque music and a demand for organs built in the German style of Bach's time.



This photo, taken Aug. 2, 1984, shows a worker carefully packing the pipes from the organ at St. Paul's Episcopal Church in Hoboken. Today, a Brooklyn organ restorer is readying the organ for its new home.

'Distressed cities' aid distressing to mayors

By Joseph Albright,
Earl Morgan and
Jo-Ann Moriarty

TRENTON — Several Hudson County mayors say they are distressed at the amounts of "distressed cities" aid their municipalities will receive this year.

Five Hudson County communities — led by Hoboken — gained more "distressed cities" aid than a year ago while three other municipalities experienced reductions in their 1988 allocations.

In all, 42 of 58 eligible municipalities shared the \$70 million in the distressed cities funding recommended by Gov. Thomas H. Kean in his February budget message.

Several complain: 'It's not enough'

At the same time, Kean and Republican leaders hope to come up with a supplemental aid program that would be approved by the Democratic-controlled Senate.

Hoboken, Bayonne, Jersey City, Kearny and West New York were given increases by Community Affairs Commissioner Leonard S. Coleman Jr. and Barry Skowkowski, director of Local Government Services.

North Bergen, Union City and Weehawken lost aid compared to grants approved a year ago.

Hoboken's increase was the most dramatic — more than double to \$1,981,518 from \$700,000 last year.

Bayonne received \$594,455 compared to \$550,000 a year ago.

Kearny was given \$1,849,416 compared to \$1,600,000 last year.

Jersey City was allocated \$6,605,058.

West New York was allocated \$528,405.

North Bergen aid was slashed to \$330,253 from \$500,000.

Union City funds were cut to \$330,253 from \$600,000.

Weehawken aid was trimmed to \$792,604 from \$830,000.

None of the Hudson County municipalities got anywhere near the funds they requested this year. Jersey City had requested \$22,700,000.

Bayonne requested \$3,650,000; Hoboken \$4,820,000; Kearny \$4,000,000; North Bergen \$2,000,000; Union City \$1.5

See DISTRESSED — Page 4.

'Reform' coalition sweeps Hoboken

By Patricia Scott

The three Hoboken school board candidates who united last month as a "reform" coalition were swept into office last night.

Gerard Costa, Felix Rivera and Vivian Flora-DiStasio, who formed the Coalition for Better Schools and Lower Taxes, knocked out 10 rival candidates.

The slate, the only organized ticket, was actively supported by the liberal education group Committee for a Quality Education.

"I can't believe it! I can't believe the reaction out there," said Costa, as the three nervously tallied district sheets

See editorial on Page 24.

while awaiting the official announcement. "Our ideas have really been heard. It's a clean sweep."

Costa received 2,642 votes, Rivera 2,288 and Flora-DiStasio 2,036 votes, drawing widespread support in virtually every ward and district despite a light voter turnout.

The three were also supported by City Council members Helen Canning and Joseph Della Fave and by Laurie Fabiano, former confidential



Victorious Hoboken school board candidates, from left, Gerard Costa, Vivian Flora-DiStasio and Felix Rivera enjoy their coalition's sweep of the election.

aide to Mayor Thomas Vezzezzetti and an active CQE backer.

The two candidates who were actively supported by Councilman Steve Cappiello finished fourth and fifth. Neil Mosco, a Housing Authority employee, came in fourth with

1,380 votes and Joan D'Agostino, an advertising coordinator, came in fifth place with 1,206. In sixth place was Mary Gasper, a political independent who received a total of 1,649 votes.

The school board's only in-

cumbent, Perry Belfiore, came in seventh with 1,181 votes.

The reform candidates said changing times in Hoboken — coupled with a new public awareness of the need for

See REFORM — Page 4.

Council upholds Coleman's firing

By Jo-Ann Moriarty

The Hoboken City Council upheld last night the interim mayor's firing of Community Development Director Michael Coleman, who made an impassioned plea to the council to let him stay on to carry out the housing platform of the Vezzezzetti administration.

By a 6-3 vote, the council approved interim Mayor Patrick Pasculli's firing of Coleman and, in effect, gave a public message that council members want to move away from the initiatives begun by the late Mayor Thomas Vezzezzetti, who died suddenly March 2 of a heart attack.

Council members Thomas Newman, Joseph Della Fave and Helen Canning voted against the dismissal.

The council subsequently approved Pasculli's nomination of Peggy Thomas, the assistant community development director, to assume the post effective immediately.

Della Fave and Canning opposed the nomination.

"His decision to fire me as director of community development is motivated by only one reason: to undo what was already begun and moreover to abandon those policies and programs which the citizens of Hoboken decided on by their election of Mayor Thomas Vezzezzetti," Coleman told the council.

Specifically, Coleman said he wanted to usher through the council ordinances — which he crafted as director under Vezzezzetti — that deal with afford-

able housing and the development of the waterfront.

"Where has he (Pasculli) received a mandate to carry out his policies and development goals other than those mandated by the city's voters in 1985?" Coleman asked the council.

Pasculli countered Coleman's criticism by labeling the director a writer of term papers who produced little during his nearly three years at the helm.

"We have been comprehending developments for three years and we have gone nowhere," Pasculli said. "We are going to see progress, visible progress you can see, not term papers," he argued.

Della Fave argued that one "term paper" was the development of a city ordinance to direct the city's future housing developments and, at the same time, provide affordable housing to low- and middle-income families.

Della Fave wanted the council to give Coleman the chance "to turn term papers into reality."

Pasculli said he wanted Coleman out because he believed the director delayed in reaching an accord with the Port Authority to develop the waterfront.

Moreover, Pasculli said he wanted to open up the waterfront to private developers.

The city of Hoboken, which owns the waterfront land, and the Port Authority, which holds

See COUNCIL — Page 4.

Council upholds Coleman's firing

Continued from Page 1

the leasing rights to the property, are embroiled in a legal dispute over the waterfront development and have been ordered by a Superior Court judge to negotiate a settlement.

The hour-long debate was punctuated with angry remarks from the packed audience and those who backed Coleman contested City Council President Robert Ranieri's rule not to allow public discussion.

Cunning, who spearheaded Coleman's defense, agreed that what was at issue was the Vezzezzetti platform.

"The bottom line is that Mike Coleman represents the previous administration. He has made Hoboken a place to live in and to be proud of. He is a premier director."

"Mike Coleman is probably the best director Hoboken has ever had," Cunningham said.

She told Pasculli, "no developer is going to work on a half-billion-dollar project with an interim mayor."

Pasculli is serving as interim mayor until November when an election will choose a successor to Vezzezzetti.

In other action, the council approved the Observer Highway development, a 450-unit housing plan proposed on three blocks between Bloomfield Street and Willow Avenue by developers Joseph Barry of Applied Companies and Hartz Mountain Industries.

The council also waived a 20-day waiting period to allow Pasculli to sign the ordinance and move the project ahead.

Pasculli wants to sell Barry 104,000 square feet of city-owned land for the development to be able to apply the

\$4.7 million from the land sale against this year's tax rate.

A group of residents who brought the project to court is expected to contest the plan again because it will allow for the construction of three 17-story housing towers.

The ordinance governing the Observer Highway project was previously approved by the council but was thrown out in mid-March by Superior Court Judge Maurice Gallipoli, who ruled that Councilman Steve Cappiello was in conflict of interest when he voted.

The group called Downtown Residents for Sane Development contested Cappiello's vote.

Gallipoli subsequently found the ordinance invalid because Cappiello voted on the measure even though he owns property within 200 feet of the planned development.

The council approved Pasculli's rehiring of Catherine Rush as the finance director. Pasculli had fired her as well in favor of his own candidate, Joseph Lisa.

Lisa resigned a week before he was scheduled to begin working because he feared he would be in conflict of interest.

Frank Italiano, an accountant, had hired Lisa, also an accountant, to work for his private accounting firm in Jersey City.

Lisa as finance chief feared a conflict of appearance of such because his municipal records would be audited by Italiano.

The council also gave the affordable housing ordinance its first reading, thus moving that housing plan forward on the council agenda.

'Distressed cities' aid distresses mayors

Continued from Page 1

Weehawken \$1,650,000; West New York \$1 million.

Basically, the funds were used last year or earmarked this year to prevent public safety, and other municipal layoffs, and to hold down property tax increases.

All the aid communities agreed to state aid and internal fiscal controls to improve operations. But several Hudson Mayors said the funds were inadequate. West New York Mayor Anthony DeFino said if he could not get more aid from the state this year's municipal tax increase will cause devastation in his town.

"I'm talking about a tax rate that will confiscate property from the people," DeFino said. The mayor declined to give any figures when asked how drastic the increase could be.

"I can tell you we are facing the worst tax increase of my career," said the five-term mayor. "We've already cut the school budget by \$800,000. I'm going to telegraph the Governor and ask for more money."

Jersey City Mayor Anthony Cucci was philosophical about his city's portion of the money and said he felt he will be able to snare additional state funding through several bills in the state legislature aimed at increasing the amount of aid the

cities will get. "I'll be honest with you, I got what I expected," Cucci said. But I feel confident that there's more money we will receive under the repeal of the tax rebate program and state Sen. John Russo has a bill in the legislature that will put up another hundred million. I think these bills will pass and Jersey City will get another \$15 million when those bills pass the legislature."

Weehawken Mayor Stanley Iacono said he too is unhappy about his share of the state funding, and like DeFino, he plans to fire off a telegram to Kean to inform him of his displeasure.

"I am not overly pleased about this situation," Iacono said. I need the additional money to lower the tax rate to make it attractive for tenants who would like to move into our waterfront development. "If our taxes are high we don't look like the ideal place to come to."

Iacono said the next few years, until the town begins to realize the benefits of waterfront development, are crucial. "If we don't get the help that will allow us to get the increased rates from the waterfront the town will die," Iacono said.

Hoboken Mayor Patrick Pasculli said the \$1.9 million is a vast improvement over last year's allocation of \$700,000 but added that the aid is not

enough. "We are going to continue applying for more state aid. Hoboken is having a financial crisis. This money will help but we need almost \$10 million just to keep the city at level funding," Pasculli said.

The city had its state education money reduced by \$5.8 million, Pasculli said, adding that the cost of garbage removal has increased by \$1.5 million. He said the city was able to keep taxes down last year by applying a \$3 million settlement from the Port Authority against the tax rate.

"I will continue to join the other urban mayors to lobby for additional state aid to compensate for spiraling property increases and solid waste disposal costs," Pasculli said.

Meanwhile, Assembly Speaker Chuck Hardwick, R-Union, said the Kean administration and Assembly Republican leadership were "closer to a resolution" of the issues of additional distressed cities funding and mounting local garbage costs.

Hardwick suggested that additional funds could be found within the \$11.8 billion proposed state budget or from the \$342 million "Rainy Day" Fund to finance a cities garbage package.

Hardwick made the comments after he and Assembly Majority Leader Chuck Haytain, R-Warren, conferred for

more than an hour with Kean and his chief counsel, Michael Cole.

The speaker said Kean accepted the "reality" that the Assembly would not repeal the \$170 million Ford state income tax credit to provide further assistance to the cities and ease the garbage "rate shock" crisis in many communities.

Hardwick, who thought there could be an administrative solution to the two issues, said the garbage problem could be solved by a combination grant and loan program.

He suggested the garbage compromise might cost \$150-200 million. Hardwick favors a three-year \$450 million bond-financed garbage loan program. Senate President John F. Russo, D-Ocean, backs a \$100 million direct aid municipal garbage grant approach.

Hardwick indicated Assemblyman Anthony M. Villane, R-Monmouth, Appropriations Committee chairman, was searching the proposed state budget for additional funds for distressed cities.

Declaring that the state Local Government Division would allow the cities to anticipate additional funds in their 1988 budgets, Hardwick said he did not know how much might be provided above the \$70 million distressed cities aid allocated yesterday.

The 'new' Hoboken has finally arrived

By Patricia Scott

A slender young woman in a Laura Ashley dress — handbag by Coach and shoes by Joan & David — stood at the corner of Washington and Second streets last night handing out political literature.

When she completed her rounds, she headed over to Maxwell's, not a neighborhood bar/nightclub.

The "new" Hoboken had finally arrived at the school board.

In the biggest sweep in the Hoboken school board's history, political newcomers won yesterday.

By 10:20 p.m., three young reformers of the Coalition for Better Schools and Lower Taxes, Gerry Felix Rivera and Vivian Flora-DiStasio had a landslide victory over 10 rivals.

"It is a new beginning. It says something about the city."

The three victorious candidates, who were supported by the liberal group Committee for a Quality Education, were backed by numerous members of the "new Hoboken" who not only voted for them, but actively campaigned on their behalf, handed out fliers and watched in anticipation as the polls closed last night.

About 100 Coalition supporters gathered briefly in the basement offices of the school board's Clinton Street building to cheer the Coalition candidates.

Several pro-reform supporters said the Coalition's success is proof that the city's newer residents are getting involved.

"I think longtime residents

here thought all the Yuppies just come home to sleep and don't give a damn about what's happening out here," said Tracy Flynn, an observer who supported Costa's ticket.

"But lots of these new people are settling here and having families; they have a vested interest in what goes on with the school board."

"I think it's a case of the public taking a stand against the way things were," said a jubilant Costa after the outcome was official, loosening his tie and removing his glasses.

"People are hoping for change and for improvement, and we mean change. It's all very exciting."

But as elections go, excitement was at a minimum last night.

Voter turnout was low, and district reports did not filter in to school board headquarters until after 9:30 p.m.

Final votes weren't even tabulated until 10 p.m., and the public had no official word on who won until close to 10:15. The cheering crowd spent no more than 10 minutes celebrating the Coalition's victory in a barren Board of Education office devoid of the usual decorations and festive trappings, then departed quietly.

By the time Board Business Administrator Anthony Curko left the tallying chambers to formally announce the results at 10:30 p.m., he found himself addressing a near-empty room.

"I guess everybody knows the outcome already," he said, returning to his office. "This is the quietest election I've ever seen."

Senior power tops PSE&G

By Patricia Scott

A fierce band of Hoboken senior citizens yesterday proved they can take on a major utility company — and win.

For the past eight weeks dozens of angry Hoboken seniors, joined by city and county officials, staged protest demonstrations and even an informal "sit-in" at Public Service Electric and Gas Customer Service Center, 615 Washington St.

The protests came about after PSE&G announced the company would soon close the 80-year-old Service Center because of "generally declining use" by the 6,500 local customers. The demonstrations were organized by Nellie Moyeno, the city's director of Hispanic Affairs, who collected more than 1,000 petition signatures against the closure.

Public Service officials said closing the center — where residents pay their bills in person, get information about rate changes and statement errors and just meet to chat — was a cost-saving device. Company spokesmen said local senior citizens could travel to other customer centers in Jersey City, Bayonne or Union City.

Senior power tops PSE&G

Continued from Page 1

fication for closing the site. Hoboken residents who were active in the fight to keep the site open yesterday expressed relief.

"I don't want to think about what I would have done if it closed," said Carmella Verducci of Grand Street.

"I have arthritis so I couldn't take buses to other places to pay, and I've been paying my bills there for 46 years. I was very relieved to hear it's staying open," she said.

For 81-year-old Edna Ryan, the little center is a landmark.

The lifelong Hoboken resident said she be-

gan paying her monthly bills there when she was 24 years old. "I don't think I ever missed a month going in person. I've been going there all my life to pay," said the Adams Street resident. "If they left, I'd have to start buying money orders for all my payments and I can't afford it. I'm so happy."

Vincent Barbo, director of the Senior Citizens Affairs Department, said he feels particularly gratified.

"We've slain Goliath," he said.

PSE&G spokeswoman Pris Jla Suber said Hoboken residents can also pay their monthly utility bills at two branches of First Fidelity Bank, at 92 River St. and at 262 Fifth St.

But Assemblymen Bernard Kenny Jr. and Robert Menendez said public pressure on the utility company caused the state's Board of Public Utilities to audit the office activity.

The audit, they said, disputed PSE&G's justi-

See SENIOR POWER — Page 6.

HOBOKEN

New trustees stress upgrading of schools

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—The dramatic victory for all three reform Board of Education candidates in Tuesday's election portends great changes for the district — if the new reform majority has its way.

The victory means the reform movement has its first real chance to attack what it has branded as patronage and poor performance in the school system. The win gives reformers a 5-4 majority on the nine-member board — the first time since the modern reform movement formed 15 years ago that the group has held a majority there.

Yesterday, Trustee Joseph Rafter — long a reformer and a board incumbent — said he was "absolutely committed" to invoking a detailed set of strategies the movement publicized last year under the guise of the Committee for Quality Education, which unsuccessfully ran three candidates for the school board in 1987.

"We've been talking about revolutionizing the school system," Rafter said. "We want to turn it upside down." He added, however, that the new majority would work with "the least amount of commotion possible."

Among the objectives: ■ School Superintendent. Superintendent Walter J. Fine — who progressed through the district from teacher to administrator — was the target of strident attacks from reformers last year; they called for a nationwide search for a new superintendent. This year, Fine has tenure and could not be removed against his will without an extended fight.

While they are keeping tight-lipped about what they will do, reformers are hoping Fine will choose to retire.

"I'd like to see him go out with a sense of dignity," one reformer said, "but I'd like to see him go." If he does, the board will search for a dynamic administrator with extensive urban experience.

Fine could not be reached for comment.

■ Administrative Positions. Gerard Costa, a successful reform candidate, said the board

VEZZETTI

Reformers' party was on Vezzetti



By CHRISTOPHER AVE
Staff Writer

HOBOKEN—As key leaders of the reform movement celebrated their Board of Education victory Tuesday night, they thanked their spiritual leader, the late Mayor Thomas F. Vezzetti, for more than just inspiration.

Vezzetti bought their drinks. In a bizarre coincidence, the executor of Vezzetti's estate, Councilman Joseph Della Fave, received the contents of Vezzetti's wallet from the Police Department on Tuesday. The wallet contained \$300 in cash, according to Laurie Fabiano, who had been Vezzetti's top aide. The reformers used the cash to pay for an open bar at Maxwell's on Washington Street.

The reformers were celebrating victories for all three contested seats in the board race. Vezzetti, who helped form the reform movement here, died March 2 of a heart attack.

TUESDAY NIGHT'S celebration, which lasted until the wee hours, was laden with references to Vezzetti, who often railed against the school board's anti-reform majority. At one point, Fabiano and Maureen Singleton — campaign workers and close friends of the late mayor — discussed the coincidence.

"I can't believe that Tommy is actually buying us all drinks," Fabiano said. "It's amazing."

"No, it's not," Singleton replied.

Both smiled quietly.

will conduct an analysis of all board positions, position-by-position. Costa said a fear "that everyone would lose their jobs is far from the truth," but acknowledged that fear helped cause the reformers' election defeat last year.

Still, the clear mandate from the election was to reduce the board's bloated \$27.3 million budget request, Costa said, "which will result in people losing their jobs."

Rafter said he was confident, however, that a large amount could be cut out of the budget without eliminating many teaching positions.

■ Closing a School. Reformers say one school will almost definitely be closed by next fall because of declining enrollments and under-utilized facilities. Whether the school is rented or

sold, reformers say the money will be held in escrow so that it is used over time, not all at once.

The election is also the latest in a stunning string of political victories for reform forces since the death of their most visible leader, Mayor Thomas F. Vezzetti, on March 2. The death, ironically, has galvanized the reform movement into a cohesive unit and left rival political organizations in apparent disarray.

After suffering Vezzetti's death and the defeat of a 5th Ward City Council candidate, Helen Manogue, within hours of each other last month, the movement has seen the surprise selection of reform ally Frank "Pupi" Raia to the council, the renomination of Catherine Rush as finance director and Tuesday's victory at the polls.

Rent panel eyes tax surcharge change

By Jo-Ann Moriarty

The Hoboken Rent Leveling and Stabilization Board is considering a change in the tax surcharge to allow multi-unit property owners to pass on only 50 percent of any increase in property taxes.

Meanwhile, the City Council and interim Mayor Patrick Pasculli asked the Law Department for a ruling on whether the appointed board has the power to make the change without City Council approval. The current formula permits owners to pass on 100 percent of any tax increase since 1972 to tenants on a per unit basis in 12 monthly payments.

Council members maintain the board cannot change the formula while Ira Karasick, vice chairman of the rent board, said the board has the authority.

With Hoboken undergoing revaluation for the first time in 18 years, the new assessments could double some property taxes unless the tax rate drops significantly. The doubling of taxes for renters would mean monthly rent increases of upward of \$100 per month, Karasick said.

"It is in line for us to consider a change in the formula now before taxes come out and people really go berserk," Karasick said.

At its meeting yesterday, the board directed its attorney, Raymond I. Korona, to draft several options to change the formula, including one under which owners of building of five units or more would be allowed to pass on only 50 percent of increased property taxes to tenants.

The board will consider the options April 27.

Councilman Dave Roberts opposes altering the formula and criticized the board for being pro-tenant and unobjective.

"This particular board has been very unfair to property

owners. Their records prove that. There is no objectivity and no concern for property owners," Roberts said.

Pasculli said the board should "not tamper with the formula until the city has the results of the new valuations" and a tax rate has been set.

The tax assessor still has to decide whether to accept Hoboken's new values as determined by Real Properties Appraisers.

The seven-member board, there is one vacancy, is divided on whether to change the formula at all.

Sister Norberta Hunnewinkel, chairman, and Karasick are pushing the option of reducing by 50 percent what owners of five units or more can pass on to tenants, but are against changing the formula for owner-occupied buildings with four or less units.

They believe that the property owners, particularly ab-

sentee landlords, should shoulder some of the tax increase because they are the only ones who benefit from owning a building with an increased value.

"If the taxes are not being passed through, the landlord has much more of an argument to get reductions for valuations," Karasick said. "The landlord has no incentive to ask for reductions if he wants to get rid of his tenants," he added.

Thus, Karasick sees some landlords who want to empty their buildings for condo conversions or to get rid of some tenants using the tax increases as a way of accomplishing that.

Board member Stephen Busch is leaning toward changing the formula but he did not commit himself to any option. But, he agreed with Karasick's theory.

"A building fully tenanted is less valuable to a speculative

buyer," Busch said. Board members Caroline Carlson and Alfred Avitabile are against changes in the formula. Carlson said that if property owners have to absorb more taxes, they will be more apt to sell their buildings for condo conversions.

Thomas Vernaglia was undecided on an approach because he did not want to impose financial burdens on landlords who abided by the city's rent ordinances.

"There are landlords in this city who have been under rent control for eight to 10 years. These people are in real trouble trying to maintain a building under rent control," Vernaglia said.

Vernaglia said that some landlords were "money grabbers and gaugers but that he did not know how the board could change the formula to affect only the unfair property owners."

LEVELOR PLANT

Industrial conversion study set

By a Staff Writer

HOBOKEN—Mayor Patrick Pasculli said yesterday he will meet with officials of the state Economic Development Authority on Thursday, when they are expected to agree to a state feasibility study of converting the Levolor Lorentzen plant to an industrial park.

The move would be one step toward converting the massive factory to a government-subsidized site for industry, which city officials say has been leaving Hoboken for more than 10 years.

In a press conference called in his City Hall office, Pasculli also criticized the previous Vezzetti administration for what he called grandstanding in previous statements about the project. Pasculli produced a letter from an EDA official that said statements by Michael Coleman, then City Development Agency director, appearing in newspaper reports were inaccurate and might "jeopardize any further consideration of this project."

But the agreement would have to be completed no later than four months from the time the city signs the accord with Levolor.

A Levolor executive said the company is open to the action and to date has done nothing that would preclude the conversion. But he said Levolor cannot wait more than four months for the study, and in two months will begin exploring other options for the plant, such as selling it.

Pasculli said Friday that the city Law Department is studying

1-MONTH DEADLINE

Hoboken seeks deal on Levolor

Industrial park eyed for plant

By JUDY TEMES
Business Writer

HOBOKEN—City officials are expected to strike a preliminary agreement with Levolor Lorentzen Inc. this week, setting the stage for the conversion of the company's massive manufacturing plant here to an industrial park.

The agreement would allow the New Jersey Economic Development Agency to study the feasibility of converting the window-blind plant into such a park. The study also may include plans for affordable housing on the site, according to Mayor Patrick Pasculli.

But the agreement would have to be completed no later than four months from the time the city signs the accord with Levolor.

A Levolor executive said the company is open to the action and to date has done nothing that would preclude the conversion. But he said Levolor cannot wait more than four months for the study, and in two months will begin exploring other options for the plant, such as selling it.

Pasculli said Friday that the city Law Department is studying



The sprawling Levolor Lorentzen plant on Monroe Street in Hoboken is being considered for an industrial park. Hoboken hopes to reach agreement with the firm shortly to expedite the project.

JOE SHINE THE HUDSON DISPATCH

ing Levolor's timetable, but it seems acceptable to him.

"We want to move this along as quickly as possible," said Pasculli. "We won't allow that building to lay fallow, especially since the city is in such a financial crisis now."

An agreement with Levolor was supposed to be reached about two months ago, said Bohdan Porytko, the company's corporate counsel. But the death of Mayor Thomas F. Vezzetti on

March 2 postponed the talks with the city until recently.

During negotiations under Vezzetti, the city wanted four months to complete the study, asking Levolor to hold off selling the building for that period. Levolor was agreeable to that time frame then, Porytko said.

However, now that two months have passed, "we're a little more concerned," he said.

Please see LEVOLOR Page 12

PRESSURED TO QUIT

School chief postpones decision on retirement

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—In the face of mounting pressure to resign, Schools Superintendent Walter J. Fine said yesterday he will not decide his course of action until at least April 30.

Members of the new reform majority on the Board of Education have said they want Fine, who has tenure rights and cannot easily be fired, to retire. Fine, a veteran of 36 years in the district as a teacher and administrator, yesterday refused to discuss any plans.

"I'm working today," Fine said. "I really haven't even thought about it."

Fine confirmed that he passed up a chance to retire last year

and gain approximately \$200,000 in severance pay and benefits under the district's buyout program passed in 1986. The offer, which would have paid the money over five years, expired Feb. 1, according to a board official.

Fine said he would ignore "political infighting" and concentrate on the board's budget and on closing a school during the rest of this month.

The \$27.3 million budget, which voters overwhelmingly defeated at the polls last week, will be re-examined by the board after its reorganization meeting today. The budget then goes to the City Council, which can cut or accept the budget.

Members of the board's new majority — which was formed after all three reform can-

didates won last week — have said they will close one of the city's seven elementary schools before classes start again this fall. In a report to the board released earlier this year, Fine recommended that the David E. Rue School at Third and Garden streets be selected if a school were to be closed.

Trustee James Farina — head of a powerful political club here — who is now thrust into a minority role on the board, said he supported Fine and wanted him to stay.

Farina, who is also city clerk, has long been a stalwart of the old board majority and has consistently supported Fine. Farina said he hoped to work with the new reform majority in cutting the budget.

LEVOLOR

CONTINUED FROM PAGE 1

"At least we want to make inquiries. We can't sit back and do nothing," he continued.

Levolor announced in January that it would shut its manufacturing plant on Monroe Street here, phasing out all departments by this fall. Some 600 people are employed at the plant. A small number will be offered jobs at the company's Parsippany facility.

The move was attributed to the age of the factory, which no longer suits modern production methods, and overproduction in the Northeast, where demand for window blinds has softened in recent years.

The state EDA completed a study earlier this year that

would allow an eight-block section in the northwest corner of the city to be turned into an industrial park using state and federal funds in conjunction with private investment. But city officials say it makes more sense now to build the industrial park at the Levolor plant, because negotiating with one seller is easier than dealing with the dozens who own the eight-block site.

An industrial park would employ hundreds of people and pump needed tax dollars into the city. The EDA already has identified Hoboken as an attractive city for such a park, given the declining manufacturing base.

Although Levolor is willing to cooperate with the city to convert the aging plant into an industrial park, it will not remain an investor in the deal.

"We're not in the real estate business," Porytko said. "We're more interested in liquidating. We learned a long time ago not to get involved in fields we're not experts in."

YIELDS TO PRESSURE

PSE&G agrees to stay in Hoboken

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—After more than two months of cajoling by city officials, state political leaders and just plain folks, PSE&G has decided to keep its Washington Street office open.

An executive of the utility acknowledged in a statement released Friday that an outpouring of public sentiment, some of it well organized by officials here, convinced the company to keep

the small office at 615 Washington St. open. The outcry followed an announcement in February that the office would close.

"Based on the concerns of our customers, as expressed to us by them, elected officials and community leaders, we have reconsidered," Louis L. Rizzi, PSE&G vice president, said in a statement.

City officials railed against the closing from the moment the plan was an-

nounced on Feb. 10. The late Mayor Thomas F. Vezzetti and other officials said the move would hurt some senior citizens and others who do not have a checking account, forcing them to travel to similar offices in Jersey City, West New York or Bayonne.

ALTHOUGH IT employs only five persons, the office handles billings and complaints for all city residents using the utility. It has been in operation for about 80 years.

Soon after the company announced it would close the office, community leaders began collecting signatures, the city's minority affairs office started sponsoring rallies, and two assemblymen, Bernard F. Kenny Jr. of Hoboken and Robert Menendez of Union City, took up the fight on the state level, lobbying the Board of Public Utilities. Mayor Patrick Pasculli, who gained the city's top office after Vezzetti's March 2 death, also lent his support to the effort.

To those who had battled against the closing, Friday's announcement marked a sweet victory.

"I just won in the million-dollar lottery," exclaimed Nellie Moyeno, Hispanic and minority affairs officer, sitting in her office with telephone in hand. "I'm calling everybody."

Kenny said in a statement that his lobbying efforts, along with a petition with 6,000 signatures, "have given the people of Hoboken a well-deserved victory to be proud of."

From the fast lane to life on the run

By Bill Campbell

When Hoboken real estate developer Patrick Reynolds suddenly disappeared last month, he left behind a trail of debt, angry condominium buyers, three arrest warrants and at least \$6 million in outstanding mortgages.

Reynolds, who owned and operated P.A. Reynolds Associates on Washington Street, vanished sometime during the week of March 21 after three prospective condominium buyers accused him of taking money from an escrow account.

Colleagues, creditors and acquaintances of Reynolds talk of his speculative real estate

ventures as being rooted in "broken promises, letters of credit and mirrors." They say his decision to go underground last month was a result of his "biting off more than he could chew."

Although he has remained in contact with his attorneys and at least one of the condominium buyers, his whereabouts are a mystery.

Two weeks ago, Hoboken police issued three arrest warrants for the fugitive developer after he refused to cooperate with the probe of the escrow accounts. Reynolds, sources say, has been in constant mo-

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SCHOOLS BUDGET

Hoboken ax may cut 40

By CHRISTOPHER AVE Staff Writer

HOBOKEN—A school budget cut of up to \$5 million and layoffs for more than 40 staff members probably will result from a host of meetings set for the next two weeks between members of the Board of Education and the City Council.

Beset with looming deadlines and an apparent public mandate to lower taxes, members of the two bodies said yesterday that

they are committed to inflicting deep cuts on the \$27.3 million budget request.

The budget, if passed unchanged, would raise the property tax burden by \$4.6 million — translating to a \$500 tax hike for the average homeowner.

A council committee on the school board will meet today to discuss a general consensus on the cut, according to Councilman David Roberts.

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CUTS

CONTINUED FROM PAGE 1

"Let's first reach a broad-stroke agreement on a number," Roberts said, referring to the size of the cut the council will make on the budget.

Roberts added that he felt a "strong majority" of the City Council supported a cut near \$5 million, and said that the council would try to agree on that amount by Tuesday, when the school board holds its reorganization meeting.

At that meeting, the board plans to swear in Gerard Costa, Vivian Flora-DiStasio and Felix Rivera, reform candidates who swept into office April 5, promising to cut the board's budget. With Trustees Joseph Rafter and Lourdes Arroyo, they form the board's new majority.

The council must agree on a budget cut by April 28, the last day the body can legally change the board's budget. But according to board Secretary Anthony Curko, the board must notify any personnel that will be laid off by April 30. If the board decides to fire any personnel after

April 30, Curko said, it must pay 20 percent of their salaries next year in a buyout.

Because a comprehensive study of the budget has not been conducted, it is impossible to say how many of the board's 640 positions will be eliminated. But observers as diverse as City Councilman David Roberts, Rafter and former board candidate Steve Block said they expected that more than 40 positions would be eliminated. Other board observers have put that estimate closer to 60 or 70.

Rafter said yesterday he probably will recommend putting all board employees on notice of possible layoff to ease the threat of the April 30 deadline.

"I don't want to cause any panic, but we need to do what is responsible," he said.

Enrollments in the district have been declining steadily for the past decade, but the cost-per-student has sharply risen over the same period. It now stands at \$7,200, the highest in Hudson County.

BY LAW DIRECTOR

Memo charges Ranieri action was unethical

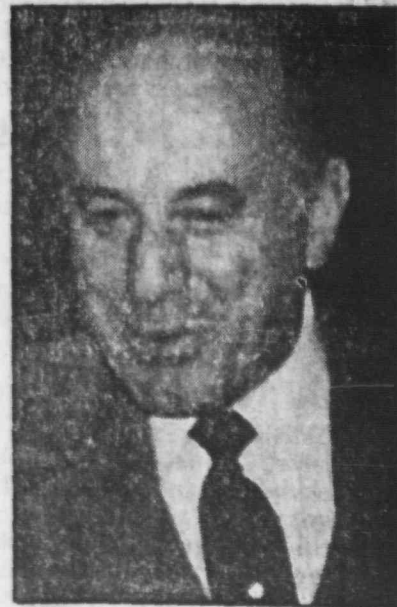
By CHRISTOPHER AVE Staff Writer

HOBOKEN—City Council President Robert A. Ranieri may have helped his tenant — an embattled former city official — press a legal fight against the city, a confidential memo from an ex-official states.

In a memorandum to the City Council, obtained by The Hudson Dispatch, outgoing Law Director William Graves charged that Ranieri may have gathered legal information for former Law Director Salvatore D'Amelio Jr. in a bid to help D'Amelio pay the city less money to resolve a legal suit.

"It is reasonable to conclude that Councilman Ranieri used his position as a member of the council to obtain information ... from the Law Department with a view to turning this information over to either Mr. D'Amelio or his attorneys," Graves charged in the memo, which was dated March 31.

Graves conceded that Ranieri's alleged acts were probably not illegal. But Graves maintained in an interview that



ROBERT A. RANIERI
Center of a controversy

Ranieri acted "out of personal motivation" to help a business client. "I believe that's a clear conflict of interest," Graves said.

While not specifically answering the charges, Ranieri yesterday said he was not involved in the matter.

Please see MEMO Page 8

From the fast lane to life on the run

Continued from Page 1

tion, darting from his Manhattan apartment to a house at the Jersey shore, to his father's home in Long Island.

"He's afraid of being arrested," said one of Reynolds' creditors who is attempting to unravel the mystery. "I have my doubts that he'll ever return."

"It's all so unusual," Hoboken Police Chief George Crimmins said of Reynolds' disappearance. "He was a highly visible person."

Pat Reynolds was known throughout the real estate community as "a free spender" and "a risk taker" who had gone from rags to riches to rags again, almost overnight.

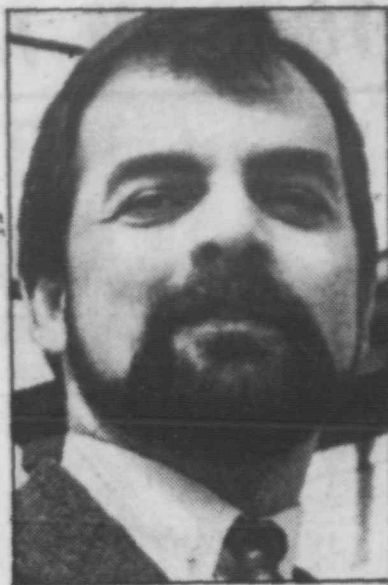
"When the name Pat Reynolds comes up in a conversation, a siren goes off in my head," said a local lender who asked not to be identified. "He epitomized the speculative, go-go real estate market of the past decade. You can't do that today and as a result, we wouldn't lend him a cent."

"The guy was the talk of the town a few years ago and to end up like this must have taken a lot of work," said another creditor.

The straw that broke the camel's back was Reynolds' alleged misuse of \$30,000 from a bank account that contained deposits from prospective buyers of an ill-fated condominium project at 801 Willow Ave.

According to a complaint filed in state Superior Court in Jersey City, Reynolds took the money from an escrow account held in a branch office of the Trust Company of New Jersey in Hoboken where the funds were deposited in February 1987.

The charges were brought by three prospective condominium buyers who each deposited \$10,000 into the account as a down payment.



Patrick Reynolds
Fugitive developer

Before the complaint was filed, Reynolds reportedly told each of the victims that he would make restitution, but the buyers insisted on filing charges. When Reynolds failed to make required disposition of received property, police issued the arrest warrants on March 28.

Joseph DeLoreto, one of the victims, who works as an investigator in the Essex County Prosecutor's Office, said he could not comment on the litigation. He said, however, that he has spoken to Reynolds since the warrants were issued and acknowledges that the embattled developer still has failed to pay back the prospective buyers.

A source close to the investigation said that construction of 801 Willow Ave. was halted in November 1986 after several contractors quit the job when they weren't paid. Reynolds continued to show the units, telling prospective buyers that work would resume shortly.

The source said that when

payments were released to purchase building supplies, the contractor took the money as payment for back salary. He said that Reynolds owed creditors about \$1.5 million.

Last year, Havens Savings and Loan Association of Hoboken, which issued Reynolds a mortgage on the project, foreclosed, according to Havens Chairman John Wessling Sr.

Back in the 1970s, Hoboken real estate had undergone a transformation. Old and decayed properties were bought and sold at a frantic rate as a wave of young urban professionals settled in. Real estate values soared as the supply of renovated brownstones and condominiums barely kept up with demand.

Reynolds, some said, was at the cutting edge of that market. He has been called the consummate speculator — someone who would buy a property and quickly flip it for a tremendous profit.

"He came in with his red BMW convertible and created quite a splash," said Maureen Singleton, owner of the Singleton-Galman Agency.

"He worked hard, his ideas were consistent with the movement in real estate at the time," said City Councilman Steve Cappiello, who was the city's mayor when Reynolds set up shop on Washington and Second streets in the early 1980s.

He quickly established himself with the "Miami Vice" building, an aqua and pink four-story condominium on Bloomfield and Second streets, and later with 1125 Washington Street, a ten-unit project of similar design.

"It was all top of the line stuff," said a Hoboken realtor. "Top quality and very expensive. In the beginning he worked hard at these projects and seemed to be very involved

in the community." However, Reynolds, real estate observers said, split with his original partners and began frantically buying and selling real estate.

In 1986, Reynolds won a bidding war in a property auction and bought the landmark Hotel Victor on Hudson Place for \$1.5 million.

Last summer, he closed on a \$4.5 million mortgage from the BRT Realty Trust, a New York lender that issues loans on speculative projects, for a high-rise development on Newark Street.

"He would shift money from smaller projects to the bigger ones," said a realtor who was once associated with Reynolds. "He would bleed a project dry and move on to another. That practice was his undoing."

Havens Savings last January began foreclosure proceedings against Reynolds on nearly \$2 million in loans issued for projects at 253 Tenth St. and 919 Willow Ave. Reynolds told The Jersey Journal that he was negotiating with the bank in an attempt to salvage the projects.

He said his financial difficulties resulted when he split with his partner.

Wessling yesterday said he could not comment on the status of the loans. He stressed, though, that Reynolds' woes were not an indication of a soft market and do not reflect the integrity of all developers.

Officials at BRT could not be reached yesterday to comment on the Newark Avenue loans.

"In a way I'm not surprised when this type of thing happens to people who travel in the fast lane," said Cappiello. "The whole situation is sad because he was someone who was not afraid to take chances. But from now, his fight is going to be all uphill."

Ex-law director raps Ranieri

By Jo-Ann Moriarty

Hoboken City Council President Robert Ranieri has meddled in an ongoing court case over how much cash a former city official should pay the city in restitution, William Graves, the city's ex-law director, wrote in a secret memo to council members.

Ranieri, dismissing Graves' charges yesterday, acknowledged that he had submitted several options to the City Council on ways it could settle its pending lawsuit against Salvatore D'Amelio Jr., who a Superior Court judge ruled illegally profited from the sale of a vacant lot while serving as the city's law director two years ago.

The court has ordered D'Amelio to give Hoboken his share of the \$100,000 in profits made from the sale of the 201-203 Bloomfield St. lot.

One option, Ranieri said, was to drop the city's suit against D'Amelio if he dropped his slander suit — which was subsequently dismissed in court — against a City Hall employee and also make a donation to charity.

"There were several proposed resolutions, none of which ever reached the council table," Ranieri said.

Graves, in a telephone interview from his home yesterday, could not give specific or sh settlement amounts sug-

gested by Ranieri but said that the proposals were similar to cash offers made D'Amelio's lawyers.

The latest offer was scheduled for the council's April 6 meeting but was withdrawn, Graves said.

Ranieri, stating that only the City Council can accept a settlement on behalf of the city, said he attempted to strike an agreement to force Graves to explain to the council his lawsuit against D'Amelio.

"All I knew was what I read in the newspapers. He (Graves) did not inform the council when he brought a lawsuit against the former law director (D'Amelio)," Ranieri said.

The council president called Graves' memo "a midnight special of his last day in City Hall. It is all to do about nothing, sour grapes."

Graves' March 31 memo reads, "During the course of this litigation I have received requests for information from Councilman Ranieri which curiously paralleled demands for discovery being made by the attorneys for Mr. D'Amelio."

"It is reasonable to conclude that Councilman Ranieri used his position as a member of the council to obtain information or to attempt to obtain information from the Law Department with a view to turning this information over to either Mr. D'Amelio or his attorneys."

MEMO

CONTINUED FROM PAGE 1

day dismissed them as "sour grapes." He noted that Graves — who had been attacked by Ranieri in the past for his handling of sludge-disposal matters — has been replaced as law director and no longer keeps office hours in City Hall.

"Anyone who writes a midnight letter and slips out of town, I have nothing to say to, except sour grapes," Ranieri said.

Neither D'Amelio nor his attorney, William Shulman of Edgewater, answered telephone calls to their homes yesterday.

Graves' charges revolve around a suit the city is pressing against D'Amelio on a disputed land sale. A judge recently said D'Amelio improperly profited from the sale while he was still law director.

Graves charged that Ranieri's requests for information about that case mirrored requests by D'Amelio's attorneys in the pre-trial process known as discovery. Moreover, according to Graves, Ranieri has proposed

that D'Amelio was obstructing the city's effort to determine the amount he should pay. Humphreys appointed Jersey City attorney Arthur D'Italia to oversee the discovery process aimed at settling on an amount.

Two other city employees and Arezzo's girlfriend, Mary Cipriani, were the other partners in the deal. The 1986 sale "raises very serious questions of potential criminal conduct on the part of city officials," Humphreys said in the latest ruling on the matter last month. He did not, in his opinion, specify which officials he had in mind.

D'Amelio was fired by then-Mayor Thomas F. Vezetti in 1986 for an alleged conflict of interest concerning appointments to the Zoning Board of Adjustment.

Vezetti then fired Graves. Graves was dismissed last month by Mayor Patrick Pasculli, who succeeded Vezetti after he died of a heart attack last month. Graves will remain in office only until April 27.

Developer is wanted by police

Continued from Page 1

Crimmins said the warrants for Reynolds' arrest were issued last Monday. He said Reynolds' failure to cooperate with the investigation was unusual.

Before the complaints were filed, Reynolds reportedly told the victims that he would make full restitution. However, the prospective buyers decided to press charges, according to a source close to the investigation.

Reynolds is known throughout the local real estate community as a "free spender" who profited through speculation during the 1980s. He was a fixture on lower Washington Street, standing in front of his office wearing finely tailored suits. He drives a black BMW.

Reynolds has been waging an ongoing battle with Haven Savings & Loan of Hoboken over the foreclosure of two parcels of property. The bank has

begun foreclosure on a \$1.1 million loan to Reynolds to develop a condominium project at 253 Tenth Street.

The bank is also foreclosing on an \$800,000 for a project by Patrick A. Reynolds & Associates at 919 Willow Ave.

Reynolds told The Jersey Journal in February that his financial difficulties stem from the loss of a business partner. He said he was close to striking a deal with the banks to salvage the projects.

"He was known for acquiring a property and leveraging it to the hilt," said a Hoboken realtor who asked not to be identified.

"He'd use the money to buy something else and the process would continue."

Reynolds bought the landmark Hotel Victor at Hudson place for \$1.5 million in 1986. He said he planned to renovate the building for conversion to upscale lodging.

Last June, Reynolds closed on several properties on Newark Street after securing a \$4.5 million mortgage from the BRT Realty Trust.

Plans for the project, dubbed Park Plaza, call for a 16-story condominium project.

A realtor said the amount of the loan "far exceeded" the value of the property.

Developer is wanted by police

By Bill Campbell

Real estate developer Patrick Reynolds is wanted by Hoboken police on charges that he misused \$30,000 from an escrow account.

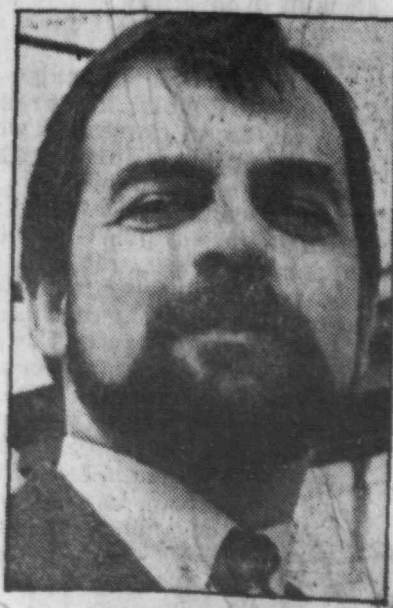
Police issued three warrants for him earlier this week after he failed to cooperate with a police investigation of the charges, according to Police Chief George Crimmins.

Reynolds, in a complaint filed in state Superior Court two weeks ago, is charged with theft by failure to make required disposition of received property. The charges were brought by three people who accused Reynolds of stealing security deposits.

The three allegedly made deposits for \$10,000 each on units in a condominium project being developed by Patrick A. Reynolds Associates at 801 Willow Ave. Reynolds, a New York resident who has offices on Washington Street, was not available for comment yesterday. His offices were closed last week.

Reynolds' attorney, Jim McCann, was also not available for comment.

According to the complaint, Reynolds took the mon-



Patrick Reynolds
'Free spender'

ey from an escrow account in a branch office of the Trust Company at Third and Washington streets in Hoboken where the funds were deposited in February 1987.

The complaints were signed by Joseph DeLoreto of Newark, Rae DeLoreto of Lake Hiawatha and Ciro Mangione of Newark.

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Rent control to blame for housing crisis

By ROBERT DeRUGGIERO
Special to The Hudson Dispatch

For too long, many of us who own property in places such as Hudson County have had to listen to the demagoguery of people such as Allan DeFina, president of the West New York Housing Organization.

DeFina laments what he believes is the loss of affordable housing in Hudson County. What he is really saying, however, is that we are experiencing a loss of low-cost, standard housing in an area that has become, thanks to people such as the membership of Hudson 2000, prime real estate.

The writer complains about the conversion of thousands of apartments each year from rental to condominium status, yet fails to note that antiquated rent control laws are the direct cause of these conversions. The affordable-housing "crisis" only exists in areas where rent control exists. Asking government to step in and solve our problems has, in too many cases, created even greater problems. Rent control is the cause of the crisis of which the writer complains.

Rent control makes property owners subsidize tenants, many of whom are quite well off, not only through low rents, but through higher property taxes on those who must pay the bill for those whose rent-controlled buildings must be assessed at a lower value.

But most importantly, rent control gives tenants who have no more of an interest in their apartment than a month or two of security, the same rights as condo owners or homeowners. It's just not fair.

Condo and homeowners, many of whom earn less than a good number of rent-controlled tenants, have worked hard to earn the real property they own. They are the ones who must take the chance that their neighborhood will turn bad. They are the ones who must pay the property taxes. If they own multifamily housing, they must make the repairs on their tenants' apartments, provide them with heat, collect the rent and take the abuse from politicians seeking votes at their expense.

People such as DeFina fan the flames of such arrogance.

They march in the streets, demanding "tenants' rights." They accuse landlords of creating substandard housing when, in fact, tenants are often the cause of many housing violations, creating them in order to make a case against a property

owner. The owners go to local governments for relief and find political hacks concerned only with the next election, not the rights of those who have made an investment in their communities. Tenants' rights ... what about homeowners' rights?

These so-called housing advocates call on local governing bodies to pass "developer contribution laws," such as one under consideration in Hoboken. Under the terms of this proposal, local builders who construct new or rehabilitated housing would be forced to pay \$10,000 per unit for the construction of "affordable housing." This "affordable housing," however, would not be for the middle class, unless one accepts the framers' definition of moderate income (as) families of four earning under \$21,000 per year.

I for one question the number of families — in Hoboken or elsewhere — with actual family incomes below that amount. In reality, the framers of this ordinance want middle-class people — the ones for whom the overwhelming majority of Hudson County housing has been constructed — to subsidize and live with low-income and welfare families.

I don't think anyone has a right to live in a middle-class community. That is, instead, a privilege — a privilege earned through hard work. The purchase of a home is a sign that this privilege has, in fact, been earned.

With property taxes in cities such as Hoboken and Jersey City skyrocketing, homeowners and taxpayers can ill afford the construction of even more tax-exempt property populated by those who will drain our social services.

In Hoboken, for example, 35 percent of the property is tax-exempt. How much more benevolence can the taxpayers afford?

Furthermore, the "developer tax" proposed by the anti-free-enterprise groups would raise the prices of the very affordable housing being created by the free market forces. Would small developers, many of whom already operate on a small profit margin, simply pay the \$10,000 per unit over to the city without passing on the costs? Of course not. The homebuyer, particularly the first time homebuyer struggling to make ends meet, would be the victim. We all would suffer.

They argue — not only to tenants, but to small homeowners, particularly those affected by the recent revaluations in Hoboken and Jersey City — that the developers should pay for "affordable housing." They don't tell you that the housing is only for those on welfare or very low income. They don't tell the homeowners that they will pay the bill with higher property taxes. And they don't tell middle-class tenants that they will pay the bill with higher rents. It's time someone stood up to them.

Along with other people active in the housing industry, I helped start Hudson 2000 because we think it's time to stand up for homeowners' rights:

the right not to be overtaxed, the right to walk on safe and clean streets free of drug dealers, the right to send your children to a neighborhood school and the right to park your car on a street near your home without worrying whether it will be there in the morning. We have earned these rights. We pay our taxes.

Every homeowner has earned what he has. Some want these rights for free. Why? because they don't want to take risks; because they don't want to accept responsibility. Maybe they really don't care.

DeFina supports confiscatory legislation known as the "no-eviction" law. Should this legislation, sponsored by state Sen. Thomas F. Cowan, D-Jersey City, and Assemblyman Robert Singer, R-Ocean, become law, tenants would have more rights than homeowners. Evictions, even with cause, would become nearly impossible, as tenants would have the alibi of "landlord harassment" as an excuse not to comply with the terms of their lease.

Perhaps even worse, complaints by other tenants against unruly neighbors would be viewed with suspicion. What would be the relief granted to a tenant bothered by a neighbor's loudly barking dog or unruly child or perhaps even 10 or 12 people sharing an apartment. The tenant would claim — as they often do in New York — that such suits are being brought by "unscrupulous landlords."

The writer complains that existing rent control laws "have provided for sufficient profits." Who is Mr. DeFina to tell me what profit I can make on my property? I don't tell The New York Times what profit it can make on its various ventures. This is America.

DeFina quoted a woman as saying that "under Fidel, we had our homes." You have your homes but not your freedom. Do you want to take our freedom away?

Thousands of immigrants have come to Hudson County in search of a better life. A review of the property transfers published in local newspapers indicate, by the names of those involved, that they, too, are sharing in the American dream. Why do you want to take that dream away?

DeFina gives the naive reader the impression that the tenants who have been "displaced" have ended up homeless in the street. Many more have ended up as property owners in Jersey City, Newark, Elizabeth, Perth Amboy, Passaic and other New Jersey cities undergoing a renaissance thanks to the influx of a new generation of first-time homebuyers. As a Realtor born and raised in Hudson County, I am proud to have helped thousands of my neighbors become homeowners and am proud to have played a role in making Hudson County a better place to live.

Robert DeRuggiero is president of Robert DeRuggiero Realtors of Hoboken and of Hudson 2000, a landlords' lobbying group.

U.S. cheese mixup leads to burglary, political cross-fire

By Patricia Scott

E. Norman Wilson thinks it was the best possible way to handle an overflowing truckload of U.S. government food.

His political opponents say there's something cheesy about the whole scenario.

And Hoboken police are busy putting together a completed report on the situation to be forwarded to the U.S. Department of Agriculture.

The furor erupted yesterday over a burglary which occurred sometime between 4 p.m. last Tuesday — on school board election day — and 10 a.m. last Thursday morning.

During that period, police said, burglars apparently broke into Councilman E. Norman Wilson's political headquarters at 205 12th St. and stole several tons of U.S. government-surplus cheese, five cases of butter, 10 bags of rice, seven cases of honey and nine bags of flour. Police said there were no apparent signs of forced entry.

The food had been picked up a day earlier at the Newark-based SHARE headquarters, which warehoused the surplus food until Hoboken's HOPES agency took it away by truck for local distribution. Councilman Wilson is the HOPES executive director.

The storage of food at Wilson's political headquarters caused waves of fury yesterday among his political enemies, who want to know why the food was kept there in the first place.

"I think it's very inappropriate to have the cheese in a political office," said Helen Manogue, a political independent who lost to Wilson in the March 1 runoff. "That is personal property and not the place to keep government cheese that should be going to people. I plan to talk to state officials about it because it raises definite questions of impropriety."

Maureen Singleton, also a Wilson foe, said the cheese and other foods should have been stored in a neutral zone.

"This is like (Councilman) Joe Della Fave keeping the cheese in his kitchen," she said. "It's not proper. It's ridiculous." Singleton said she is also furious that the cheese was distributed to low-income residents and senior citizens on school board election day. "At the very least, keeping the cheese in his personal headquarters give a definite appearance of impropriety," said Councilwoman Helen Cunningham, one of 12 members on the HOPES board and a Wilson foe. "We had no idea he put it there."

He could have put it in a school or City Hall if he needed space. It was a very unwise choice."

John Fleming, state director of the Department of Agriculture's Food Distribution Program, said politicians are repeatedly urged by the state not to get involved in the distribution program but "it's almost impossible to enforce."

"It's like trying to keep the flies away from the honey," Fleming said. "We tell them again and again not to become involved in the food distribution or storage. They say, 'Yeah, sure,' then a minute later you see them on the corner shaking hands and giving out blocks of cheese."

Fleming said he is awaiting the police report on the burglary, and will investigate the incident further with employees of the Newark SHARE office, who yesterday were unaware of the break-in.

Wilson said he considers the outcry "a scurrilous smear campaign aimed against me by the same old faces."

The councilman said the food is normally stored behind the HOPES headquarters at 916 Garden St., in large rooms where local Girl Scout troops meet. But he said he was notified last Monday, after the food had already been picked up, that the Girl Scout rooms were not available this time.

As a result, some of the cheese and other food was kept at the Garden Street site, but the bulk of it was carted over to Wilson headquarters late Monday and given out early Tuesday.

"I'd like to ask my political enemies where they'd put 34,000 pounds of cheese on one hour's notice," he said. "They'd probably do the same thing I did."

He said although HOPES employees brought much of the food to his 12th Street political site, it was distributed only from the Garden Street location.

"I had nothing to do with the timing or handing the stuff out," he said. "The state tells us when it has to be given out. I just let them use my office." Wilson said as a last resort he thought the cheese would be safer at his office even though the lock on the door was shaky and "you can probably get in by just pushing on it and leaning."

"I still thought that was better than leaving it on the street overnight," he said. The food distribution was about two-thirds completed when the burglary took place, he said. The cheese and other goods that were held on Garden Street were handed out the following day.

Artist strives to duplicate mural lost in fire for new Brass Rail

By Patricia Scott

Slowly, painstakingly, a Hoboken landmark is coming back to life with much of its original charm intact.

Since a fire gutted the Brass Rail Restaurant last summer, patrons of the 60-year-old watering hole at 135 Washington St. have watched with hope for signs of rebirth.

The restaurant-tavern was purchased early this year by attorney Berek Don of Bergen County from original owner Michael Peters, who has since moved to Ireland, and Don set about restoring the landmark.

The major loss in last year's tragic blaze was a behind-the-bar mural that was 35 feet wide and more than 60 years old. Now, using etchings and old photographs, including a 1930's shot of several smiling bartenders standing in front of the mural, Don is trying to duplicate as much of the original

mural as he can.

Vito Cannella, a Manhattan-based artist who recently designed the mural at New York City's Club A on 60th Street, is recreating the artwork.

Cannella said he is duplicating the original as much as possible, but will improvise portions of the mural where no traces of the original can be remembered.

"We want to keep the feeling of the old mural people loved but we're also doing some of our own stuff," said Cannella, who was hired by Don last month. "I'm adding new colors and some new designs."

The original mural was predominantly beige, brown and black but Cannella's new work will include splashes of green and other bright colors. Though the new mural will retain the "transportation theme" of the original, Can-

nella said he's adding designs of his own as well.

The destroyed mural showed pictures of trains and cars against railroad tracks and roadways, with intricate lettering in dark brown along the borders.

"People who loved the Brass Rail brought us pictures of the mural," said Don. "The first roadblock we hit in thinking we could recreate it was realizing all the mural's writing had been in German."

Don, who had hoped to open for business on May 1, already has a long reservations list of Hobokenites eager to reclaim their old hangout.

But the attorney, who also owns a seafood restaurant in Long Island, said he is now settling on mid-June as a "realistic date."

"We hope it all comes together by then," he said. "People are really eager to have it back."

School layoffs OK'd by council

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—The City Council last night approved a \$2.8 million cut in the Board of Education's \$26.3 million budget, a move that mandates laying off 83 board members and closing two elementary schools.

As the council met, furious school employees descended on a separate Board of Education meeting to vent their frustrations at the cut, which had been recommended by board members.

The cut passed by the council included specific line-item reductions recommended to the council on Monday by the school board's Finance Committee, composed of newly-elected Trustees Gerard Costa, Vivian Flora-DiStaso and Felix Rivera. They had campaigned on a platform of fiscal restraint and consolidation of facilities.

The budget was overwhelmingly defeated at the polls April 5 by voters shocked by a recent property revaluation that increased taxes for many homeowners. If passed in its original form, the budget would have raised taxes for the average homeowner by about \$500.

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HOBOKEN

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The council, citing the plight of taxpayers, passed the budget cut without opposition. The only member not to vote for the move was Councilman Edwin Duroy, principal of the Connors School here, who abstained. He said he opposed the cut because, he asserted, it was too drastic.

Councilman Joseph Della Fave, a political supporter of the new school board members and a proponent of lower school spending, credited the board with supplying specific information to the council. He noted that last year the council and board did not agree on a budget but until forced to do so by a state administrative law judge.

"The difference is quite obvious this year," Della Fave said. "I have never seen this kind of cooperation."

But while the council acted peacefully before a half-dozen observers in City Hall, the school board listened as more than 125 school employees jammed the board's Clinton Street offices to criticize the size of the cut.

"All we hear is cut, cut, cut, and I think we need more, more, more," said teacher Tom Fitzgibbons.

District mathematics supervisor Jerry Kiley said he agreed that cuts had to be made. But he maintained that the cut the board committee recommended was too large.

"If you're going to make a mistake," Kiley asked, "would you rather make a mistake on the fiscal side or the educational side?"

He noted that the district was fighting to get out of state Level III monitoring, which it fell into because of low test scores. "We want out of this," he said. "But don't cut our lifeline right in the midst of us wanting to get out."

Combined with an initial cut made by the board before the election, the district is scheduled to employ 53 fewer teachers, nine fewer administrators, 29 fewer custodians, engineers and matrons, and 35 fewer other employees, according to Costa.

THE JERSEY JOURNAL, THURSDAY, APRIL 14, 1988

Hoboken's rent board can change formula

By Jo-Ann Moriarty

The Hoboken Rent Leveling and Stabilization Board has the authority — without City Council approval — to change an existing formula that determines rent increases, Law Director Eugene O'Connell ruled yesterday.

Moreover, the City Council would have to amend the ordinance creating the rent board if council members wanted to have jurisdiction over the formula established in 1972 that regulates rent increases, O'Connell said.

But City Council members still plan to get involved in the mayorally appointed board's debate on whether to divide tax increases between tenants and landlords.

Council members are undecided about changing the formula that permits owners to pass on 100 percent of any tax increase to tenants on a per unit basis in 12 monthly payments.

Councilmen Dave Roberts and E. Norman Wilson oppose changing the formula and Councilman Steve Cappiello is leaning against it.

Councilman Edwin Duroy supports altering the formula to have some of the tax increases shared by the property owners.

And one councilman, Thomas Newman, has come up with a plan to leave the formula alone but still discourage property owners from trying to convert their buildings into condos.

One option the rent board is considering is dividing by half the tax increases between the tenants and landlords.

Council President Robert Ranieri said that he has written Sister Norberta Hunnewinkel, rent board chairman, asking for a meeting between her board and a council subcommittee.

"If the council subcommittee agrees with the board's actions, then we will take no action. If the subcommittee disagrees, the City Council will vote on recommendations," Ranieri said.

Wilson, chairman of the council's administration committee, said he plans to meet with rent board members.

Wilson said he is concerned that "tampering with the formula will cause it to

become chaotic and discriminatory" because rent board members have discussed excluding owner-occupied buildings and dwellings with four units or less.

With the city undergoing revaluation, taxes on some properties could double. The doubling of taxes to tenants could mean rent increases of upwards of \$100.

Ira Karasick, rent board vice chairman, wants to change the formula so that landlords absorb some of the increases in property taxes. He believes landlords could use the revaluation as a tool to get rid of tenants — by imposing \$200 monthly rent hikes — to empty their buildings for condo conversions.

If landlords have to share the tax increases, they would be more inclined to appeal overvalued apartment buildings with Real Properties Appraisers, the company that conducted the city's revaluation, Karasick said.

The value of an apartment building is determined by monthly rents.

Joseph Pizzoli, who managed RPA's assessment of Hoboken, has told councilmen that many landlords failed to furnish his company with accurate rent incomes, thus his staff members estimated the annual rent amounts and attached

maximum assessments to those buildings.

Karasick said only the owners benefit from having a building increase in value from \$15,000 to \$500,000 and because of that, landlords should shoulder some of the tax increase burdens.

Others may use the revaluation as a handy excuse to hike rents hoping to get rid of tenants, Karasick said. An empty building is easier to sell for condo conversion.

Councilman Thomas Newman said yesterday he wants the formula left alone but that rent increases for tax purposes will only be allowed if the property owners can prove their gave RPA accurate rental figures.

Thus, low-rent buildings that were assessed at estimated annual incomes twice their actual amounts would not be allowed to increase rents because accurate information was not given to RPA, Newman said.

Property owners would be forced to have their buildings reassessed, which would most likely mean the values would drop and the increases in property taxes, he said.

He said that buildings charging \$1,000 rentals would be allowed to pass on the tax increases because those buildings are at market rates.

Tenant lottery system for Marineview delayed

By Jo-Ann Moriarty

New tenants for the Grogan Marineview Plaza in Hoboken will be selected by a lottery system, although plans for its implementation are behind schedule, a state official said yesterday.

The agreement was supposed to go into effect tomorrow, according to a March 4 letter James L. Logue III, executive director of the state Housing and Mortgage Finance Agency, wrote to Laurie Fabiano, the former aide to the

late Mayor Thomas F. Vezzeiti.

But plans have been stymied because of a pending lawsuit by Marineview tenants who are contesting a recent 16-percent increase in rents. Fred Raffa, HMFA's director of property management, said yesterday.

"We are nowhere. But we have the press releases and are ready to fly," he said.

Raffa clarified that he does not believe Marineview owners plan to renege on the agreement but rather follow through in setting up the lottery system.

Marineview spokesmen did express concern about two months ago which rents they should advertise in the newspapers — the rents reflecting the 16-percent increase or the rents before April 1, Raffa said.

Raffa, saying that was a weak argument to hold up the lottery plans, said the state will be in contact with Marineview officials to press them to implement the agreement.

"We want to move forward. This is a fairness doctrine," Raffa said, adding "We will

encourage them to get started."

"They are pretty ready to go forward with a phone call," he added.

The state, at the invitation of Vezzeiti, who died March 2, negotiated with Marineview a lottery system to choose names for the waiting list in an attempt to eliminate placement of tenants through political favoritism, he said.

"We are not normally involved with these properties like we are here," Raffa said, adding "This is a heavy political building and Hoboken is a

political town."

He said that press releases for the lottery system as well as advertisements in both English and Spanish have been prepared for the new system.

Under the agreement, between the owners, state and city was struck last summer in which Hoboken residents on the existing waiting list will be given placement priority, according to the state and Fabiano.

The advertisements will include a statement that Hoboken residents will be given

preference and 500 names will be drawn in the lottery and placed on a new waiting list in the order drawn.

Placement will alternately be offered to the new 500 Hoboken residents drawn in the lottery and then to the non-Hoboken residents currently on the existing waiting list, who must restate their interest in placement.

That selection system will continue until the non-Hoboken list is exhausted and then only the new Hoboken list will be used.

Help wanted to boot cars in Hoboken

By Patricia Scott

It's been more than three months since the Hoboken Parking Authority purchased expensive mechanical devices designed to immobilize illegally parked vehicles, but the equipment is still sitting unused because of a personnel shortage.

Although authority officials contend that their eight-month-old resident parking permit program has met with some success, the long-planned use of "booting" devices still hasn't gotten off the ground.

The authority bought 36 "booting" devices in January, equipment that bolts an illegal or improperly parked car into an unmovable position and requires removal by trained personnel.

But the agency has still not hired the additional employees needed to enforce the program. Dominic Pellicano, chairman of the authority, said members have encountered difficulty in trying to find qualified people to take the job.

He said two full-time and two part-time employees are

needed to oversee the booting procedures, plus one office manager.

"No one's been interested because the work hours involved are not ideal," Pellicano said. "It's not a normal 9 to 5 job. We need people willing to work shifts that are out of the ordinary, and that means nights, too."

As a result the equipment is ready to go but there's no one to do the work, further congesting the traffic crisis of the Mile-Square City where motorists are accustomed to circumnavi-

ating narrow streets day and night in search of parking.

Residents, meanwhile, have continued their litany of complaints over the parking permit program which even city officials acknowledge is sorely lacking in both enforcement and uniformity.

Interim Mayor Patrick Pasculli said he hopes to establish meetings between authority members and the City Council's traffic committee to improve dialogue between the two autonomous groups.

Since last September, the Parking Authority has sold about 10,000 resident parking permit stickers, at \$5 a sticker, to Hoboken drivers.

Currently, the Police Department oversees parking and moving violations but leaves meter violations and violation towing up to the Parking Authority, according to Police Chief George Crimmins.

The Police Department and Parking Authority jointly brought in \$861,169 in collected revenue from violations last year, compared with a 1986 collection figure of \$680,119. Parking Authority officials said the agency handed out 3,000 tickets to violators of the parking permit program since last September but no figures are available on how many have been paid. If all the tickets were paid, the authority would bring in \$75,000.

Under the resident parking system, cars without resident or guest stickers that remain in unmetered parking spaces on city streets longer than the four hour maximum should receive \$25 tickets.

Pellicano said enforcement is carried out by authority personnel on motor scooters who make their rounds three times a day and note license plate numbers. They then check several hours later to see if the unstickered car is gone and, if it isn't, ticket it.

Once the "booting" program gets underway, it will cost drivers of booted cars \$25 to have the device removed. A card will be placed on the booted car that informs the owner of who to call in the Parking Authority.

IN LIEU OF TAXES

Report claims buildings don't pay fair share

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—The city may not be getting its fair share of money from tax-abated buildings, according to a report issued yesterday.

The statement was contained in a report by Laurie Fabiano, confidential aide to the late Mayor Thomas F. Vezzezzetti. Fabiano yesterday submitted the 116-page document to Vezzezzetti's successor, listing the status of 67 city issues and projects.

Fabiano resigned last month after Patrick Pasculli replaced Vezzezzetti, who died of a heart attack March 2. Pasculli will serve until a special election in November. Fabiano's resignation became effective yesterday, and a formal letter of resignation was included with the report.

The report revealed that some city buildings that have received tax abatements may not be paying the city the minimum amount state law requires for such an arrangement. The discovery — first made earlier this year by a city tax consultant, according to Fabiano — was revealed in a one-page section of the report.

According to the report, Vezzezzetti in November asked Newark attorney Philip Elberg to begin evaluating all of the

city's tax-abatement arrangements. By January, the report said, Elberg ran into "serious problems" in obtaining accurate information from city records on tax-abated buildings.

He did, however, find that "a number" of agreements that called for building owners to pay annual fees of 6 percent of their gross rental earnings in lieu of taxes, the report said. State law requires payments of at least 15 percent of gross rental earnings. The discovery could mean thousands of dollars of additional funds for the city, if the records can be located and the building owners are compelled to increase their payments.

In interviews yesterday, Fabiano and Elberg said an investigation into the matter was abruptly halted March 2 when Vezzezzetti died. In the governmental upheaval that followed, the search for buildings that paid too little was halted. Contacted in his office, Elberg said he could not comment until he met with Pasculli on the matter.

Pasculli and Law Director Eugene O'Connell said Fabiano and Elberg should have told them about the matter earlier so such an investigation could continue.

Fabiano's report also contained lengthy sections on the



LAURIE FABIANO
Was top Vezzezzetti aide

Late mayor asked lawyer to begin evaluating tax-abatement arrangements.

city's sewage problems, a governmental reorganization, the city's planning documents and pressing development concerns. Each section also contained a short statement on the direction the Vezzezzetti administration intended to take on each issue.

The report also marked the final city project for Fabiano, who was the architect of many of Vezzezzetti's policy proposals. Fabiano, 30, said yesterday she plans to write a screenplay on Vezzezzetti's life and help a local baseball team gain funds for a trip to the Soviet Union this summer, one of Vezzezzetti's pet projects.

Hoboken tax assessor retires

Continued from Page 1

ask Hugh McGuire to succeed Monte.

"The reval is finished and I'm leaving now feeling good that it is done," Monte said. "One thing people should do is compare the new tax rate with what we would have had if we didn't revalue."

"It would have been \$250 per \$1,000 of assessed valuation. It will come in less than \$18," he said.

The burly, Hoboken-born man has always been at the center of controversy because he has lobbied for revaluation and because of his ursine personality.

Wearing a suit and a string tie with a silver emblem of a ram, Monte attempted graciousness on his last day at work.

But Monte could no more mince words than could a city editor in a '40s movie.

"To be honest, anyone who has any brains at all is going to hate to see me go," he said.

His favorite sign in his office reads, "Old age and treachery will overcome youth and skill."

His staffers joked that if a movie were made on the late Mayor Thomas Vezzezzetti, Ed Asner would play the assessor.

"He blows hot, but then he's a pussycat," said Eileen Clancey Lorenzo, who has worked the longest with Monte.

A scenario in which Vezzezzetti had been trying to get the 70-year-old Monte to resign became apparent last week during a City Council meeting.

Vezzezzetti, trying to lure the assessor into retirement, had made an offer last summer to Monte in which Monte would be given a salary increase if he promised to retire by Feb. 1. Failure to live up to the agreement meant that Monte would have to give back his raise.

Vezzezzetti died suddenly March 2 and Monte stayed put. The council, following the

advice of Law Director Eugene O'Connell, amended that agreement to allow Monte to keep his raise if he left his post by June 1.

His staff presented him with a wooden plaque engraved: "In appreciation of Woodrow S. Monte, Tax Assessor of the City of Hoboken. Retired, July 1, 1986, July 1, 1987, Feb. 1, 1988, March 1, 1988, May 1, 1988, June 1, 1988." All the dates had been crossed out.

Clancey Lorenzo and Asunta Spinella, who works for the rent board, wrote a speech in his honor stating, "His most notable achievement was to marry his beautiful childhood sweetheart, the girl next door, named Tess."

Describing him as a man with "Hoboken street smarts," the women wrote that the assessor "did it your way and it worked."

Monte and his wife will spend four months out of the year in Oregon at their ocean-front cottage salmon fishing.

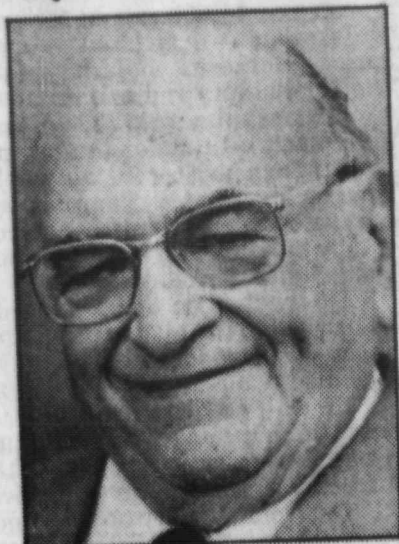
Woodrow S. Monte, tax assessor, retires

By Jo-Ann Moriarty

Hoboken Tax Assessor Woodrow S. Monte worked his last day in City Hall yesterday after 26 years on the job and projected that the tax rate for fiscal 1989 will be less than \$18 per \$1,000 assessed valuation. Monte leaves his job feeling good that the city will have conducted a successful revaluation, assessing properties at fair and full market value, a process that has not been done since 1970, he said.

The revaluation work conducted by Real Properties Appraisers will be accepted, Monte said.

Mayor Patrick Pasculli will



Woodrow Monte
26 years and out

Fabiano resigns her post

By Jo-Ann Moriarty

Laurie Fabiano, the late Mayor Thomas F. Vezzezzetti's confidential aide, has submitted a letter of resignation saying the city "lost a great mayor, and I personally lost a dear friend."

Addressed to Interim Mayor Patrick Pasculli (appointed by the City Council to succeed Vezzezzetti), the letter quotes a letter she wrote two years ago dealing with attacks on her and Vezzezzetti by a councilman. She said she cited the earlier letter because it "seems to have more relevance and meaning now."

It states: "One last point, Tom Vezzezzetti is the most decent, honest individual that I have ever known. Tom never hid his shortcomings from me, or anyone else. If his only contribution as Mayor was to set a tone of honesty and integrity, it would be much more than the vast majority of politicians."

"But he contributed much more than that, most especially compassion. The hours, the aggravation, and the accusations, all become tolerable when I stop to consider the significance, and the potential of having Tom Vezzezzetti as Mayor."

Fabiano ends her letter of resignation by crediting the work of former Law Director William Graves and former Community Development Director William Coleman (both fired by Pasculli), DPW Director Roy Haack and Business Administrator Ed Chius.

"Tom Vezzezzetti, and the administration he created, will always be a very special part of Hoboken's history. I feel very fortunate that I was part of it," she concludes.

Housing

Continued from Page 1

Cunning said. "There will be no continuity, no precedent and everything will be a new deal. We will become the 'Let's Make a Deal City Council' and Pasculli will be Monte Hall."

Pasculli said he favors a balanced ordinance that would provide affordable housing but foster development. "Right now affordable housing is very important. The most pressing issue before the residents of Hoboken is affordable taxes," he said, adding that "affordable housing will be addressed with or without an ordinance."

Cunning, Della Fave and Councilman Thomas Newman, tried to prevent the ordinance from going to committee because they were not members and would have no control over revisions. However, since Council President Robert Ranieri sent it to committee April 20, he appointed Cunningham to the committee. The other members are Councilmen Steve Capiello, who has not supported the ordinance, and Frank Raia, who supports affordable housing but wants major revisions.

Della Fave characterized attempts by Pasculli, Roberts and Raia to have infrastructure, open space and sewage improvements in the discussion as maneuvers to muddy the issue. "Those are legitimate concerns, but you can't get more for infrastructure by getting less for housing."

Roberts said the committee will meet with an official of the state Council for Affordable Housing Wednesday, the day the city council is to vote on the ordinance.

Ira Karasick, vice chairman of the Rent Leveling Board, said he will try to put the issue on the November ballot if the Council takes no action or dilutes the measure.

Mayors will march for financial help

By Janet Wilson

Hudson County mayors will join others from around the state in a march in Trenton to the State House on Monday.

The mayors are marching to demonstrate the need for sound, consistent funding from the state for distressed cities, and to illustrate the insufficiency of relying on property taxes to pay for local expenditures, according to one of Jersey City Mayor Anthony Cucci's top aides.

"We want to illustrate to the Assembly and Senate that they will bankrupt the cities if they don't provide consistent financial support," said Robert Ricci, Jersey City and other Hudson County municipalities are seeking an additional \$160 million in urban aid from the Legislature.

Hoboken Mayor Patrick Pasculli, Union City Mayor Robert Menendez, who serves in the state Assembly, and Assemblyman Bernard Kenny, D-Hoboken, joined the planned protest and announced that they will be sending bus loads of city workers and residents to demonstrate next week.

"We have got to set a formula that is fair and equitable and

based on need so that we don't have to go before the state on our hands and knees every year asking for more money," Pasculli said.

Hoboken asked for \$4.8 million in distressed city money and received \$1.9 million, Pasculli said.

Menendez agreed that the state should revise its formula in the distribution of distressed cities aid.

"We have made dramatic statements year after year, taking our hats in hand and groveling before the state. We are so well rehearsed that we could take it to Broadway," Menendez said.

Kenny said that the state's refusal to appropriate the money to poorer cities "puts us behind the eight ball and makes us prove our case year after year."

The assemblymen said the money for the distressed cities aid could come from the \$1.3 billion in surplus revenue.

The decision to march was arrived at in Atlantic City yesterday at a conference of the state's mayors. Cucci's office is considering making school buses available for local residents to join the mayors in the march.

ANTHONY DELL'AQUILA

Hoboken OKs building plan

By JUDY TEMES
Business Writer

HOBOKEN—After standing vacant for two years, the Franklin Baker building, one of the largest structures here, will start filling up with tenants this year, according to its developer.

Anthony Dell'Aquila received Planning Board approval Wednesday night to convert the empty structure from industrial to office use. The approval allows him to start renting space in the 180,000-square-foot building. Depending on demand for space, the building could be filled by the end of the year, said Frank Leanza, a Hackensack attorney who represents Dell'Aquila.

The board Wednesday night also considered Dell'Aquila's plans for redeveloping his entire 94-acre holding on the waterfront, which includes office, retail and industrial components. The board liked the general plan, but rendered no official opinion on it, said board Chairman Peter Alicandri.

Dell'Aquila's plans call for a 100,000-square-foot supermarket and the transformation of a 38,000-square-foot machine shop on the former Bethlehem Shipyard site into a retail mall. The garment industry millionaire also hopes to add 143,000 square feet of offices. He will retain the massive Standard Brands building as industrial space.

Board member James Starret said the plan was a good one, given the fact that Dell'Aquila is "not in a financial position to offer new uses. This is the best solution temporarily," Starret said, adding that future phases will probably call for a higher density development of new buildings, since the property is so valuable.

The board's approval of the Franklin Baker building that the first part of the project's Phase I can get off the ground. It also means office tenants can now start moving in to the empty building, said Leanza. The developer had been waiting for the approval to start signing leases, he said.

Dell'Aquila has also spent time gutting and refurbishing the building for offices, even though he had a \$1.7 million federal loan to attract industrial users to the building. Dell'Aquila violated the terms of the Urban Development Action Grant, and put the city at risk of losing the money.

Peggy Thomas, executive director of the city's Community Development Agency, said yesterday that the U.S. Department of Housing and Urban Development is working with the city to retain the grant. Although no agreement has been struck, the signs are positive that city will not have to return the money.

The board's site plan approval for the Franklin Baker building was based on 15 factors, Starret said. One condition was that Dell'Aquila not build on the Todd Shipyard site, control over which is still in litigation. The board also required the developer to install a traffic light at 16th Street and Park Avenue to control cars using a 450-car parking lot.

Levolor zoning in limbo

By CHRISTOPHER AVE
Staff Writer

HOBOKEN—State officials told Mayor Patrick Pasculli yesterday that a zoning problem will hold up a deal to build an industrial park on the Levolor Lorentzen factory site.

But later in the day, city Business Administrator Edwin Chius said in an interview that the problem, which concerns a conflict in zoning regulations for the Monroe Street plant site, was resolved six years ago. Chius said zoning would not affect the deal, which may result in a state-subsidized industrial park here.

Pasculli, apparently looking at an old zoning map, did not realize the zoning had been changed as he met with state officials yesterday morning.

By 6:30 last night, Pasculli said that Law Director Eugene O'Connell is "coming to the same conclusion" that no real problem exists. Pasculli maintained that some "uncertainties" remain, and said he would have a definitive answer on the matter today.

The center of the confusion is the planned park, which would be a site to which industry could move under financial assistance from state and local sources. The plan is aimed at encouraging industry back into the city, which has seen a steady exodus of industrial jobs and plants in the last 15 years.

The Levolor site is being considered because management has announced the factory will close in December, eliminating 600 jobs.

Pasculli, the company and state officials agreed last week that a deal for a state-funded feasibility study of the plan was close to consummation. But in a City Hall meeting yesterday, Pasculli said, officials from the state Economic Development Authority warned the city that no study will be funded unless the site is zoned correctly.

Pasculli, under the impression that a zoning problem does exist, at midday yesterday blamed Michael Coleman, the former Community Development Agency director, for not having the problem corrected.

But Coleman and Chius said in separate interviews that there is no zoning problem.

"I've always assumed it was all industrial," Coleman said of the zoning for the site.

Chius, speaking from a hospital bed where he is staying after breaking an ankle last week, said a problem did exist when zoning regulations were instituted in 1979. Chius said he then noticed that part of the Levolor site was zoned incorrectly for residential use. After three years of complaining, Chius said, he convinced the Planning Board to change the zoning to industrial use in 1982.

'Affordable housing' splits politicians

By Jo-Ann Moriarty

Hoboken City Council members Helen Cunningham and Joseph Della Fave, trying to pluck the proposed "affordable housing" ordinance from the hands of their colleagues who want revisions, are calling for a vote on the measure as is.

"The irony is, we will pass this if we were allowed to vote because they will not vote against it. But they want to sa-

batoge it," Della Fave said yesterday.

The ordinance as written would require developers, after the construction of four units, to set aside 10 percent of the total units for affordable housing.

The proposed ordinance will be considered Monday at 3 p.m. by the council's Waterfront and Redevelopment Committee, headed by Councilman David Roberts who said that

the measure needs "major, extensive surgery."

"My guess is that this is going to be seriously amended or put on hold until the tax rate is struck," Roberts said.

Both Roberts and Mayor Patrick Pasculli are lobbying for "affordable taxes" over affordable housing.

And Cunningham is gunning for a fight, particularly if Pasculli pushes ahead his suggestion to replace the housing ordinance

with a housing policy in which the city would calculate the number of low- to moderate-income units on a case-by-case basis with developers.

"The idea of considering project by project legitimizes corruption. I don't think that the business community needs to have friendly relations with the city. This is business and you should live by the rules,"