

# Chief explains his inability to attend funeral

By Jo-Ann Moriarty

Hoboken Fire Chief R. Houn, back to work yesterday after a Caribbean cruise with his wife, said he told Mayor Patrick Pasculli in a private meeting that he was unable to return home for a firefighter's funeral for "personal family reasons."

"Because of extenuating circumstances and personal family reasons, it was not feasible for me to return," said Houn, who Pasculli publicly faulted for failing to attend the Dec. 13 funeral of Firefighter Robert Mazzo, 50, a 23-year department veteran.

"This is the first time in 12 years as chief, I've ever missed a funeral," said Houn, 68, who has 40 years on the force. Mazzo collapsed Dec. 10 from an apparent cardiopulmonary arrest after emerging from fighting a fire at 312 Second St. A medical report on the official cause of death has not been received by the Fire Department, officials said.

Pasculli, who said he made a ship-to-shore call to Houn after the firefighter's death and before his funeral, said yesterday that the chief made "absolutely no attempt" to attend the funeral.

Pasculli released a statement the day before the funeral, saying that he was "very disturbed and outraged" that Houn did not attend.

After yesterday meeting, Pasculli released another letter to Houn in which the mayor said that the fire chief could not be disciplined because he did not violate department regulations.

"Although the letter of the Fire Department regulations were not violated, I believe that the spirit of these regulations were. Therefore, I am taking this opportunity to express my personal dissatisfaction with your non-attendance at the funeral," Pasculli wrote.

Houn, notified later about the letter, said he was disappointed that the mayor "still continues to feel that way" after hearing in detail the personal reasons why the chief did not attend the funeral.

But Pasculli said, even after knowing the nature of the chief's personal reasons, he was disturbed about his absence.

"When you become a public official - whether elected or appointed - the family now becomes extended to the citizens of the city. No attempt was made," Pasculli said.

Upon returning Sunday night, Houn said he sent a Mass card and letter of condolence to Mazzo's two sons, Robert and Christopher.

# City parking stickers will be renewed

By Jo-Ann Moriarty

The Hoboken Parking Authority will begin mailing out applications for renewing mandated parking stickers this week. Pat Caulfield, executive director, said yesterday.

The Parking Authority, under orders from the City Council, began a sticker program about 13 months ago and this year started "booting" vehicles that were illegally parked.

City parking commissioners said yesterday that the new programs cost more than the revenue they generate and that

there was no clear consensus on their effectiveness in the Mile Square City.

"Some people up town said that some spaces have become available," said Commissioner Richard England.

Caulfield said that between 16,000 and 17,000 stickers have been issued since the program began.

HPA employees will begin mailing out applications for renewals tomorrow.

Caulfield said that residents can return their applications for renewal along with checks for \$5 by mail to the Parking Authority's headquarters on Washington Street.

Residents will then receive new stickers and two visitor passes.

The sticker program and the booting system, under which Denver Boots are attached to the wheel of an illegally parked vehicle to immobilize it, cost the authority about \$60,000 this year.

About 200 vehicles have been booted per month since the program began, Caulfield said.

In a related parking matter, the commission exhausted its Marineview and Hoboken resident list for parking spaces ap-

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Hoboken battle ends

# Condo bill is passed

By RANDI GLATZER  
The Hudson Dispatch

HOBOKEN—The City Council last night approved an ordinance amendment to exempt some newly converted condominiums from rent control, concluding a three-month battle that raised tensions between condo owners and tenants here.

Under the amendment, condo owners who hold apartments for investment purposes and live elsewhere will have to apply to the city's Rent Leveling and Stabilization Board if they want to charge tenants market rent. The condo landlords have to show they substantially rehabilitated the apartments to merit the rent increase.

All but two of the city's nine council members, Joseph E. Della Fave and Helen A. Cunningham, voted for the proposal at the two-hour meeting, which included a hearing at City Hall which drew about 70 people. Mayor Patrick Pasculli, a supporter of the bill, is expected to sign it into law shortly.

Although both supporters and opponents of rent decontrol have been arguing about the topic for months, many had not lost their passion as they spoke last night.

Condo owners stated their fears of the future, which they said will bring the collapse of the real estate market unless condo rents are decontrolled. Tenant advocates dredged up a scarred past and asked for the protection of existing rent controls.

"We need to give private property rights back to the property owners," said Benjamin Yazersky, a condo owner and certified public accountant. He equated condominiums with single-family homes, and called government attempts to control condo rents an act of "appropriation."

When sponsoring Councilman David Roberts introduced the bill in October, no distinctions were made between condo owners who live in their apartments and investor-owners. Although the revised version passed last night would exempt live-in owners from rent control, live-in owners have said they would still be hurt indirectly by rent controls on investor-owners. Condo prices will plummet, they said.

But a tenant advocate, Juan Garcia, ridiculed the condo owners' request for sympathy.

"I recall the era in Hoboken where Hoboken was known as the fire capital of the world. . . . Garcia said, referring to the rash of unexplained fires which ravaged the city when gentrification began. "And I ask myself, where was the sympathy for us then?"

Residents will have to wait and see whether the city's rent board, now so overburdened that it takes a year to determine if a tenant is paying an illegally high rent, will be able to handle all the additional paperwork. Under the amendment, if the board does not review a condo owner's application in six months, the owner can raise the rent without board approval.

# City to renew parking stickers

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lications in three garages owned by the authority.

Nine residents from Marineview were placed, as well as 46 Hoboken residents and 24 non-Hoboken residents.

Meanwhile, the authority withheld payment of a \$42,935 bill from Secom, International Inc., a Los Angeles company hired by the authority to improve the parking services, including billing and payments, at the three garages at Hudson Street.

Donald J. Pellicano, commission chairman, said that the authority awarded Secom a contract for more than \$200,000 to upgrade the parking system but that the company is behind in its services.

Pellicano, earlier in the

month, had written to Secom "to express our extreme displeasure with the progress with respect to the installation of the new control equipment in our garages."

Under the terms of the contract, the work was scheduled for completion in August, Pellicano said.

The letter also informed

the company that its contract would be declared in default if the work is not completed by Jan. 15.

Pellicano yesterday instructed its attorney John Goldsmith to inform the company that the authority is withholding payment on a garage software system the city has not yet received.

Hoboken proposals

# Zoning changes top agenda

By RANDI GLATZER

The Hudson Dispatch

HOBOKEN—The City Council may take the first steps Wednesday night to implement a sweeping set of development guidelines that would determine the shape the city will take in the future.

Councilman David Roberts said yesterday that he will introduce a long list of zoning changes at the meeting, to implement the city's master plan for development.

Although city planners designed an up-to-date master plan more than a year ago, the zoning changes needed to enforce the plan have not been adopted.

The blueprint for development was designed under the late Mayor Thomas F. Vezetti to bring development into line with city needs. The city has changed from an industrial and maritime center

into a municipality of residences and retail businesses, but the zoning ordinance does not reflect the change.

Some elements of the plan include encouraging the development of businesses and homes along the waterfront while limiting the heights of buildings erected there, and making way for homes and businesses in former industrial areas such as the city's northeast corner.

Although council members were asked by the city's Planning Board to implement the zoning changes several months ago, the council did not act.

Roberts said one reason for the delay is that the new administration, headed by Mayor Patrick Pasculli, is arranging to retain city planner Stanton Eckstut to look over the design of the city, and had hoped to wait for his comments on any plans.

# State OKs Pasculli's request for an audit of Public Works

By Jo-Ann Moriarty

The state has approved Hoboken Mayor Patrick Pasculli's request for an audit of the cost effectiveness and productivity of the Public Works Department and an examination of existing personnel policies.

Pasculli, accompanied by several municipal directors including DPW Director Roy Haack, went to Trenton yesterday to lobby for more distressed cities aid to offset projected shortfalls in the 1989 budget.

While pleading the city's

case for more state funding, Pasculli also asked Barry Skowkowski, the director of the Division of Local Government Services, to conduct a management audit to review the public works operations and municipal personnel policies and practices.

That assistance is offered to municipalities that receive distressed cities money, Pasculli said.

He said his request was approved. The state employees will look at the Department of Public Work's water and sewer ser-

vices, maintenance of buildings and street cleaning operations, Pasculli said.

Haack said yesterday he welcomed the state audit.

"I agree with the mayor for an audit request. It is good to have outside help looking at your department once in a while, to see where you are lacking, where you may be understaffed or where you may be overstaffed," Haack said.

State employees will examine existing personnel practices and may recommend

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New computer on way

# Understaffed rent board receives a silicon savior

By RANDI GLATZER

The Hudson Dispatch

HOBOKEN—While a new provision to the city's rent control ordinance is complicating the job of an understaffed rent control board, a new computer program is being put in place to enforce the city's rent laws.

The program will help speed things up, but probably will not change the outlook much for tenants and landlords who sometimes wait two years for the rent control office to handle their cases, the city's only rent regulation officer said yesterday.

On Wednesday, the City Council approved an ordinance amendment that would lift rent controls from condominium units. Although the amendment drew heavy debate for the three months following its proposal, some said no amendments would make much difference. In the past, only one person has contested a condo rent rate.

And that person, who applied to the rent control office in December 1986 to find out if she paid an illegally high rent, is still waiting.

"I haven't left here for one reason only," said Linda Goldberg, who rents a condo on Park Avenue. "That's because this case is pending."

Goldberg said that if the rent regulation officer and Rent Leveling Board find she is paying an illegally high rent, she can only get her money back if she lives in the apartment.

Loures Arroyo, the officer, now fields every complaint or question on rent control in the city with the help of one clerk-typist and one part-time clerk.

She can barely manage the day-to-day work, she said. But trying to find out if tenants are over-

"It is a lot for one person. That's why I held my ground. I could have stayed all night to do all the legal rent calculations but then I would never have gotten the program."

LOUREDES ARROYO

paying or underpaying means research into decades-old rent records and tax assessments. She must also research increases legally added to rents because of cost of living and improvements on the apartment.

"It is a lot for one person," Arroyo said. "That's why I held my ground. I could have stayed all night to do all the legal rent calculations but then I would never have gotten the program."

The computer program, set to be in place in the office's computer system in January, will take care of the math, its designer, Scott Hudson of Grateful Data Corp., said. The program is also expected to handle some of the office's other tasks, lightening the office burden.

But a staffer will still have to gather and input information, Hudson said.

Mayor Patrick Pasculli said yesterday he plans to request at least one more employee for the office in next year's budget. If the council approves the move, the employee would join the staff in 1989.

# Mayor makes plea for more state aid

Continued from Page 1

comes even bleaker with the city's federal mandate to build a secondary wastewater treatment plant, a project that may cost the city upwards of \$100 million.

The plant will be built by Hoboken, Weehawken and Union City, which have created a tri-community sewerage authority to oversee the project.

The city has also been ordered by the state Commission of Education to restore \$2.8 million to the school budget, an expense that will have to be absorbed in the 1989 budget.

"Each one of these issues helps to better establish our case as a distressed city to receive additional funds. It is important that we begin this process early so that the state can work collectively with us on what I believe will be a fair amount of state funding for the '89 budget," Pasculli said.

Pasculli said that although Skowkowski seemed sympathetic to the Hoboken officials, that the city's share of state funding will be determined by the governor's budget.

"These revenues are not recurring," Pasculli said. The revenue forecast be-

# Eviction decision Tuesday

By Patricia Scott

The fates of two dozen Hoboken tenants who have been enjoying a brief reprieve from eviction will be decided Tuesday when attorneys for both sides meet to discuss their future.

Tenants of 251 First St. were first warned a year ago that their residency in the building was in jeopardy, since the structure lacks a certificate of occupancy, has numerous code violations and is in the midst of a commercially-zoned area. But many of the building's residents have lived there as long as five years, during which time they paid regular monthly rent to the site's owners and considered themselves legal tenants.

Attorney Jonathan Follender, representing landlords John and Cosmos Scardino, last week sought an order from Superior Court Judge Seymour Margulies that would force immediate eviction of the tenants just before Christmas. The judge reserved decision on Follender's request, but is expected to settle the case Tuesday when he hears final arguments.

Margulies had previously granted Follender's motion in a judicial order that evicted tenants but Montclair-based attorney Cindy McKee, who represents 11 of the residents, appealed Margulies' decision to the Appellate court and it was reversed.

Tuesday's hearing will be the third time tenants have been in court to fight to keep their apartments.

McKee is asking that the tenants be allowed to remain in the building and that the city of Hoboken grant the needed certificate of occupancy and see that repairs are made.



## A tough yule for tenants

They may be ousted from homes Tuesday

By NINA SHAPIRO  
The Hudson Dispatch

In a stepped-up effort to evict 19 tenants, a Hoboken landlord is scheduled today to ask a judge to order them out by Tuesday — a move the tenants' attorney said put a chill on Christmas preparations.

Jonathan Follender of Jersey City, representing landlords John and Cosmo Scardino, is expected to ask Judge Seymour Margulies of Hudson County Superior Court to evict the tenants.

**"If by any fluke they get thrown out two days before Christmas, it will be a real travesty."**

CINDY MCKEE

perior Court in Jersey City for a judgment in the case concerning 251 First St., that would vacate the building by 6 p.m. Tuesday, he said.

The action will be the second time the Scardinos have asked Margulies to evict the tenants. On Dec. 9, Margulies complied with their request to order the building vacated by sundown that day.

Judge Geoffrey Gaulkin of the Appellate Division of state Superior Court reversed Margulies' ruling, saying the tenants could not be evicted without a full hearing. The case was sent back to Margulies, who on Dec. 13 scheduled today's hearing.

Cindy McKee of Montclair, attorney for 11 tenants, said the new eviction effort is surprising given the Appellate Division ruling.

"Suddenly, out of the blue, he's seeking them out by 6 on Tuesday," she said.

**"IF BY ANY fluke they get thrown out two days before Christmas, it will be a real travesty,"** she said.

Follender countered that Margulies has heard sufficient information to make a ruling. "Those issues have been explored through oral arguments and papers filed before the court," Follender said. He said oral arguments took place during the Dec. 13 scheduling session.

Follender said the building is unsafe for residency because of a faulty electrical system, lack of access to fire escapes and other structural problems. He also said the building was rented to the tenants as commercial space.

**BUT, FOLLENDER** said, "She's asking for residential repair to a building that's commercial."

The city, which has joined with the Scardinos' effort to evict the tenants, last week issued a summons to the landlords to appear in court concerning the building's state of disrepair, Follender said.

He said he intends to argue that tenants, who have refused to vacate the building for a year, should be fined.

## Election recount ready to start in mayoral race

By James Efstathiou

A court-ordered recount of votes cast in the Nov. 8 Hoboken municipal election can proceed now that the federal government has released voting machines used in the election.

Hudson County Superior Court Judge Burrell Ives Humphreys ordered the recount following a complaint filed Nov. 17 by runner-up Joseph Della Fave. He and three other candidates were defeated in the special election by Mayor Patrick Pasculli.

In his complaint, Della Fave charged that state election laws were violated on numerous occasions during the vote. Irregularities ranged from allegations of campaigning in polling places to reports that several voting machines were not functioning properly on election day.

While the court determined there were grounds for a recount, the decision had to take a back seat to a Federal Bureau of Investigation probe into the vote. The FBI notified county election officials Tuesday that they had completed their work with the machines.

"The FBI had the machines in custody," said Deputy Superintendent of Elections Betty Outlaw. "They notified us that as far as the machines are concerned, they've completed their investigation."

The FBI has yet to release voter registration books, absentee ballots and voter authorizations, which were also seized by agents on Nov. 17, Outlaw said. In keeping with agency policy, FBI spokesman Jim Knights refused to confirm or deny the existence of any investigation.

But according to county election officials, federal agents photographed machines used in the Hoboken election which are stored in a warehouse in Kearny. In addition, agents recorded the numbers stamped on seals applied when the machines are closed and tested the mechanical workings of the machines.

"They went in and added a vote to each candidate on each machine. I would think just to test the machines," said Hudson County Bureau of Elections Chief of Staff Joseph Ciano. "When we go in there, the tally on the machine is going to be five votes more than our tally sheets."

Ciano added that his office had not been formally notified of the recount order and that he was anticipating a communication from Della Fave's attorney before proceeding further. Once all interested parties are notified, the county will set a date for the recount, Ciano said.

Ciano expected a recount of voting machine tallies to take place even if other voting records still in the custody of the FBI are not available.

## OK for Barry project mired in controversy

By James Efstathiou

Even as it gained final approval by Hoboken lawmakers, a proposed 415-unit residential housing project at the southern end of the city remained mired in controversy.

The Hoboken City Council paved the way for local developer Joseph Barry's proposed Observer Highway Redevelopment Project by agreeing to sell the developer city-owned land for the project at last week's council meeting. According to Barry, the project

will include 115 low and middle income housing units and will bring to Hoboken the first major affordable housing project since 1983.

But critics of the plan believe the city has signed off on a "sweetheart deal" that gives the developer concessions no prudent business person would agree to.

Further, opponents on the council charge that debate on the proposal was cut short at the end of a five-hour council

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## Barry project stirs controversy

meeting. "In my attempt to amend this contract, the council voted to cut off debate," said councilman Joseph Della Fave. "There's nothing more evident of a sweetheart deal than cutting off debate."

"There was not even an opportunity to be heard fully on this," said Councilwoman Helen Cunniff. "If the conversation and discussion is halted and I don't have the opportunity to ask those questions of the developer and attorneys, then how can I vote?"

Della Fave believes the contract is a windfall for Barry because of sections that allow the developer to pull out of the agreement if circumstances prevent the project from being completed. In case of such an event, the developer can cancel the agreement and reconvey the property back to the city.

"What if we get the money from Joe Barry in June '89?" asked Della Fave. "We put it in our budget, we spend it and in January 1990, any of these risks occur which allows him to reconvey the title and get his money back. Where do we get the money from? The taxpayer?"

Barry, who already owns or manages 1,500 subsidized housing units in Hoboken, said criticism of his plan is politically motivated. He said a draft of the agreement has been available for some time and taking a stand against the project at a public meeting was nothing more than "grandstanding."

"We give back the building and land, they give back the money. It's a standard condition in any contract when you have reason to believe there are conditions that could stop the project," Barry said. "What is their proposal for affordable housing? They have no proposal. They have no plans. They are only obstructionists."

Critics have also taken issue with the council's decision to designate Applied Housing as developer of two parcels on Hudson and River streets between Second and Third streets. Barry has proposed

luxury housing for those sites as a trade-off for property along Observer Highway deemed unsafe due to soil contamination.

Initially, Applied/Hartz was designated by the council as the developer for both the Hudson Street sites. When Hartz pulled out after the contamination was discovered, the council designated Applied Housing as the developer of both the Hudson Street and Observer Highway sites. Those parcels should have been treated separately by the council, according to Cunniff.

"I have problems (with the Observer Highway plan), but I can live with them," Cunniff said. "I could have cast a favorable vote on the Observer Highway LDA (Land Disposition Agreement) if it didn't include the references to Hudson Street. I know for a fact Observer Highway can stand on its own. The nature of the program is for it to stand on its own."

The LDA between the city and Barry's Applied Development Associates, Inc., finalizes the sale of a 25,000 square foot parcel on the eastern side of Observer Highway between Bloomfield and Garden streets for \$1.1 million. That figure does not include up to \$250,000 the city may have to spend to clean the site of contaminated soil.

As it was originally presented in July 1986, the project included two other sites along Observer Highway and 450 units.

Barry teamed up with the Hoboken Community Development Agency (CDA) and secured a \$3 million Housing Development Action Grant for the project. Such grants are awarded by the Department of Housing and Urban Development to developers who agree to create a certain number of low and moderate income housing units.

The city, acting as the redevelopment agency for the project, eventually decided to put the proposal out to bid. Barry went into a joint partnership with Hartz Mountain Industries and was awarded the pro-

ject over one competing bidder.

"We don't have preferential treatment," said Barry. "Perhaps we have a good relationship with the city because we're the only ones coming forth in good faith to produce affordable housing. Why shouldn't the city deal with us?"

Barry said changes in tax laws have thwarted creation of subsidized housing nationwide. The changes have forced developers to seek market-rate components to offset the costs of creating affordable housing.

"Sometimes you have to go ahead on things even if you don't want to," Barry said. "I have to honor my commitment with the federal government."

But Della Fave feels that trading off prime real estate on Hudson Street circumvents responsible planning and projects a negative image to other developers.

"This is development through the piecemeal process instead of the planning process," Della Fave said. "It continues the tradition of Hoboken being seen by legitimate developers as a closed network, and that's bad business for the city."

## Rent control plan draws opposition

By Jo-Ann Moriarty

The Hoboken City Council's decision to amend its rent control ordinance benefits developers and large-scale property owners at the expense of low-income residents, say its opponents.

They fear that decontrolling rehabilitated tenements gives developers an incentive to convert affordable buildings into condominiums, then rent them at market rates, as the new amendment allows.

Councilman Joseph Della Fave and Councilwoman Helen Cunniff agreed with the council's decision to remove single-family dwellings, including condominiums, from the rent control ordinance.

New construction of condominiums is not covered by rent control.

Attorney Ira Karasick, vice chairman of the rent board who helped Councilman David Roberts draft the amendments, said the primary reason for the changes was to allow single-unit owners the opportunity of renting their units at rates that cover their expenses.

But Karasick as well as Della Fave and Cunniff oppose the section of the amendment which will allow owners of rehabilitated condominium buildings to set rents and lease their units if they can prove to the rent board that substantial renovations were made.

That measure virtually creates a new rental market not covered by rent control, they



David Roberts  
Amendment's architect

contend, and displaces low-income tenants. Neither Karasick nor representatives of developers could say yesterday how many units are affected by the changes.

Della Fave, who said those statistics are needed, fears that the amendments give developers and speculative investors more of an incentive to take the existing affordable housing stock and turn those units into condos to rent later at market rates.

Della Fave and others note that the condo market is soft. The condo conversion Renaissance the city saw in the last five years today means hun-

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## Rent control plan draws opposition

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dreds of vacant units owners are finding difficult to sell.

"The condo market is soft. The buyers are not there because the supply exceeds the demand. Rental housing is the only alternative right now," Della Fave said yesterday.

"This ordinance allows new rental housing of rehabilitated buildings to be decontrolled under the guise of being called condominiums. The only way you can do this is to substantially rehabilitate the buildings, which very likely means displacing people on a wholesale basis," Della Fave said.

Karasick, who did not support the rehabilitation portion of the amendment, said that there exists in the community "a real desire to get the poor people out, so that the buildings get rehabbed and the neighborhoods get fancy and quaint."

"You hear it from some people. It's kind of like racism. They don't say it out loud, but it's there," he said.

Hoboken tenant advocate Tom Oliveri, whose job is funded by the Community Development Agency, yesterday listed hundreds of affordable housing units in the process of conversion. The low-rent units currently being converted could be decontrolled following rehabilitation under the amended ordinance.

To Oliveri that means those tenants "are going to be the next displaced people. The majority of them will have to leave Hoboken and the area."

Richard Shafter, spokesman for Hudson 2000, a property-owner lobbying group, agreed that the condo market in Hoboken is in trouble, citing at least 12 owners of large condo buildings going bankrupt.

While Shafter agrees with Della Fave that the amendment concerning rehabilitated buildings will create a new rental market, he believes that will benefit renters and tenants in general.

"The bill will actually effect the spurring of more rentals," Shafter said. "Hopefully, this will saturate the rental market instead of the condo (conversion) market and that should be a good thing for all

renters." Shafter said he does not foresee more conversions of tenement buildings but rather owners of large condo buildings releasing those units to the rental market to make money on the property they have.

"Construction in Hoboken is at a standstill because of the market. What's selling is 'as is' condominiums," Shafter said.

Attorney Ray Korona, the former rent board counsel, said that the amendments to the rent laws may end up in court if building owners buy tenements, renovate them for condominiums and then later rent them at market rates.

"Each of these types of measures that allow the marketplace based on speculation in condominiums to undercut these rent controls threatens people's homes and is one of the very reasons why so many people in our community are out on the streets," Korona said.

"That is the danger in what they have done. If people attempt to do that, they are going to be in court and there is a very good chance that the court will determine that that is fraud and should be overturned."

"By setting up these types of ordinances, that very abuse is invited," he said.

Annette Illing, chairman of the Campaign for Housing Justice, said that if developers convert buildings into condominiums, displace tenants and then offer them for rental, "they may be evicting people under false pretenses."

Roberts, who sponsored the amendments, said yesterday he does not believe the amendments will lead to more condo conversions.

"If I had thought so, I would have never sponsored it," Roberts said.

"Right now, hundreds of rented condos and owners are violating the law because the owners should have applied for hardships. A whole class of property owners forced outside of the law are brought inside of the law," Roberts said. He questioned whether Della Fave's opposition to the amendments meant that Della Fave believed people who skirted the law should have been prosecuted.

## Police HQ move on agenda

By Jo-Ann Moriarty

The Hoboken City Council will consider leasing David Rue School for \$1 as the new police headquarters when it meets Wednesday.

Members of the City Council received copies of the proposed lease yesterday in their confidential mail.

The lease, drafted by the Law Department, proposes that the Board of Education lease Rue School, located at the corner of Third and Garden streets, to the city beginning in February and ending in February 1992, with an option to renew for an additional year.

The police station is currently in the basement of City Hall and officers have complained about the poor working conditions, including flooding, roaches and rodents.

According to the terms of the proposed lease, the city will rent the building from the school board for \$1 but will assume costs for insurance, maintenance and utilities, including heat, hot water and electricity.

The tentative agreement also states that the city will lease the first half of the ground floor and the entire first floor of the school as well as an adjacent parking area.

The school board voted last summer to close Rue School to cut down on spending.

With the new facility, Mayor Patrick Pasculli will be able to invite Hudson County Prosecutor Paul DePascale to re-vamp the police department as he did in Jersey City.

DePascale has said he will not come into Hoboken until the police headquarters is relocated to more suitable quarters.

Hoboken Law Director Eugene O'Connell sent a copy of the proposed lease to Robert Murray, school board counsel.

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## Police HQ move on agenda

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O'Connell said he planned to ask DePascale if Hudson County has money available to defray costs for insurance and maintenance.

DePascale said yesterday that if he becomes Hoboken's acting director of public safety, he will earmark money from his law enforcement trust fund to help renovate the school building.

"I will expend the money necessary to bring that building in line for a police station. But the building was very recently renovated by the school board, so I see only minimal renovations to create a desk area for the public, paint, install phone lines and desk. The whole thing should come in under \$50,000," DePascale said.

Although Pasculli has not extended a formal invitation, DePascale said, they have "discussed the issue at length. Assuming that my conditions are met, I believe the mayor will submit my name to the City Council to take a temporary position."

Although a tentative lease agreement has been forwarded to the City Council, the members must still vote to authorize the mayor to negotiate and execute a lease agreement with the Board of Education.

The ordinance to do that was introduced two weeks ago as Detective James Fitzsimons' union, issued a four-page statement outlining reservations about occupying Rue School.

Hoboken quarters cited

## Safety problems press police force move

By RANDI GLATZER  
The Hudson Dispatch

HOBOKEN—Police officers anxious to escape their cramped, run down headquarters have a few new reasons to leave: 95 violations of the state's Occupational Safety and Health Act.

The city is not attempting to correct the violations, since the Police Department may soon move to the David E. Rue School at Third and Garden streets. The City Council will hold a hearing on

Wednesday to decide whether to attempt to rent the school from the Board of Education.

"It doesn't pay for us to invest money in a precinct that's not conducive to good police operations," Mayor Patrick Pasculli said.

If the department remains in its current home, the state requires that the city correct all violations by March 9.

The latest set of violations were listed by a state occupational safety consultant who visited the department's City Hall

basement headquarters on Dec. 9.

**THE LIST** notes, among other violations, that: The headquarters has no smoke alarms; debris piled up in storage areas has created a fire hazard; lights are missing in basement stairway exits; and stairs are not slip resistant and are missing handrails.

The headquarters' poor conditions have rankled at least two generations of police officers. But no concrete steps to move

the department were taken until Hudson County Prosecutor Paul M. DePascale agreed this fall to lead a reorganization of the department.

DePascale has said he and a Washington-based consulting group will not begin their study until the department moves to suitable quarters.

The move to the Rue School would be a temporary one, granting the city four years to find a permanent home for the department. Although some officers have noted that the Rue School is not an

ideal place for the department, Police Chief George W. Crimmins Sr. said yesterday that he is interested in any move.

**"I'M JUST** hoping that the move to Rue School becomes effective as fast as humanly possible," Crimmins said.

If both the City Council and school board agree on the plan, the department could move to the school in late January, Pasculli said.



## The Journal's top stories of '88

Here is a list of the top 20 Hudson County stories of 1988, as compiled by the editors of The Jersey Journal:

- Jersey City and Hoboken conducted the first reevaluation of property in 18 years, causing some homes to increase in value as much as 20 times. As a result, many homeowners face steep tax increases and some senior citizens are afraid they will lose their homes.
- Anna Cucci, wife of Jersey City Mayor Anthony Cucci, was killed and the mayor and Councilman Jamie Vazquez were injured during a visit to Peru when their train derailed and plummeted down a mountainside.
- The State Department of Education pushed forward with a takeover of the Jersey City school system in May, successfully winning veto power over many actions of the local school board. The administrative law case to allow the state to take full control began in July and stretched through the end of the year with no resolution in sight.
- Hoboken Mayor Thomas Vezzezzetti died of a heart attack in his apartment on March 2 after a long day of campaigning for a city council candidate who was defeated in a special election.
- Jersey City Police Chief John Fritz committed suicide with his service revolver in his office in February, a dramatic event which focused attention on the problems of low morale, politics and inefficiency in the Jersey City Police Department.
- The trial of former North Bergen Township clerk Joseph Mocco and five co-defendants began. Mocco is accused of participating in a scheme to allow New York truckers to dump illegally on township land in return for kickbacks.
- The body of reputed Bayonne mobster John DiGilio was found on May 26 in the Hackensack River with several gunshot wounds to the head. Another blow

was dealt to the Hudson mob in June when 22 members of the Genovese crime family were indicted by federal authorities on a wide variety of charges, including plotting to kill John Gotti.

- Teamsters Local 560 held an election for new officers on Dec. 7, the first since the local was placed under the control of a court-appointed trustee.
- Election Day was marred by numerous problems at the polls, including questionable challenges of about 16,000 voters. Several other voter scandals made headlines, including the FBI's seizure of Hoboken voting records in the wake of charges of improprieties in the mayoral election.
- The Hoboken Ambassadors, a championship group of teen-aged baseball players from the Mile Square City, flew to the Soviet Union for a two-week goodwill visit to introduce their Soviet counterparts to America's favorite pastime.
- Fourteen people were hurt in Bayonne when part of the annual July 4 fireworks display toppled over and fired into the crowd.
- Hudson was touched by a statewide environmental crisis when syringes and other medical waste washed up on the Bayonne shore for several weeks during the summer.
- A strike force from the Hudson County prosecutor's office and the Jersey City Police Department arrested two Jersey City Heights men who are suspected of being the leaders of the "Dot-busters," a group which preyed upon the city's Asian Indian community.
- Jersey City rheumatologist Dr. Robert Fogari pleaded guilty on Oct. 6 to falsifying research data provided to drug companies. Fogari faces 20 years in prison and \$4 million in fines when he is sentenced in January.
- State and local officials grappled

with solutions to the problem of chromium contamination in Hudson County. The state Department of Environmental Protection identified 25 hazardous chromium sites in Hudson County and placed a \$91,150,000 price tag on the cleanup.

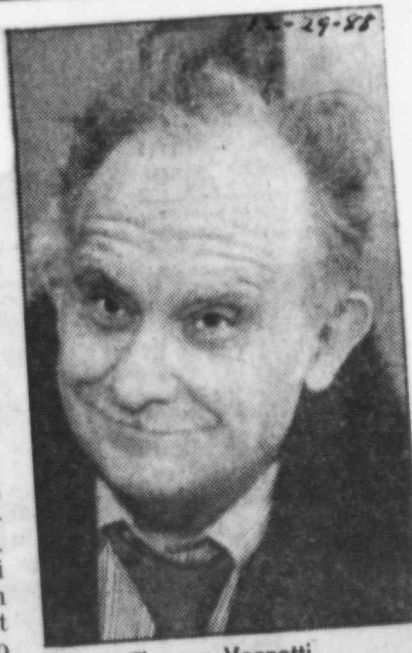
- The drug crisis intensified. The county jail was filled to capacity with drug offenders, and county officials struggled to find alternate sites to house prisoners. State Attorney General Carey Edwards attended a community meeting to discuss the drug problem and lost his cool, throwing a book in anger. Meanwhile, a group of Jersey City citizens took matters into their own hands — with a little help from the Nation of Islam — and began street patrols to rid their neighborhood of drug dealers.
- Former political kingmaker Wally Sheil was terminated as president of Hudson County Community College in December after a state judge called his contract "a ripoff."
- The men's Olympic marathon trials were the highlight of the 1988 Waterfront Marathon on April 24, but it might have been the last time the race began and ended at Liberty State Park in Jersey City. The state Sports and Exposition Authority announced plans to takeover sponsorship of the race, and they are expected to change the route.
- Former Jersey City state Senator David Friedland, a fugitive who staged his disappearance in a scuba diving accident to avoid a prison term for defrauding a teamster pension fund, pleaded guilty on Sept. 30 to a second fraud scheme.
- A Union City mother was taken to court for trying to educate her five children at home. She said she does not trust the school system because her children are not taught properly and are exposed to drugs and other bad elements.

— Jim DeGroot

**Thomas Vezzezzetti** — The popular Hoboken mayor died of a heart attack on March 2. He was the first sitting mayor to die in office in Hudson County history.

Vezzezzetti had a long history of heart ailments and had been closely involved in a hotly-contested election for the council seat in the city's Fifth Ward. After learning that his favored candidate, Helen Manogue, had lost the election to E. Norman Wilson Jr., Vezzezzetti went home to his apartment on 14th Street and collapsed at about 11 p.m. He was rushed to St. Mary Hospital where he was declared dead at 12:03 a.m.

Vezzezzetti's funeral was attended by thousands of city residents who lined the streets to view his body lying in state at City Hall.

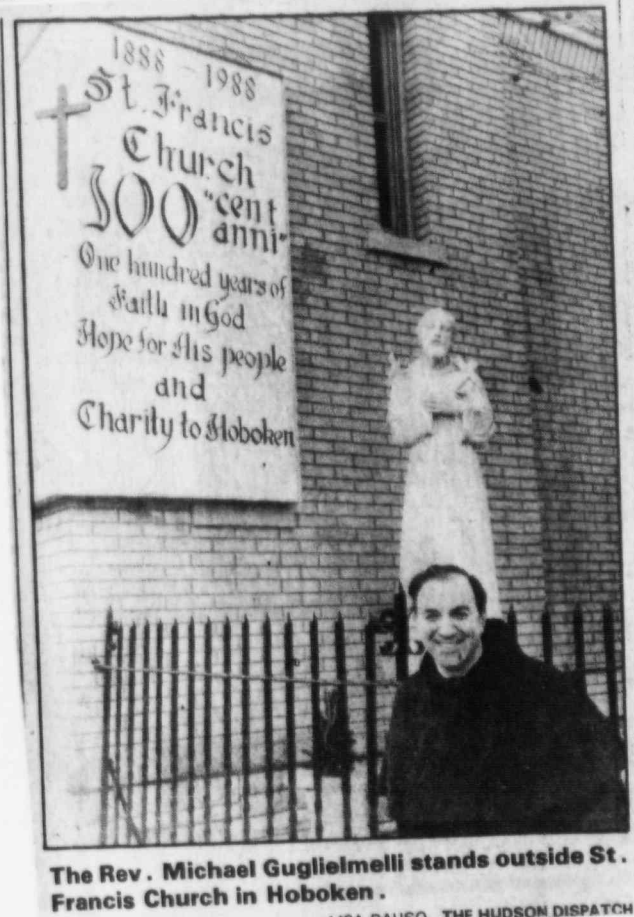


Thomas Vezzezzetti

**Patrick Pasculli**, who became mayor of Hoboken in his own right in the November election. The city council appointed him to temporarily fill the spot of the late Mayor Thomas Vezzezzetti in May. Robert Janiszewski, who was sworn in as Hudson County executive after unseating Edward Clark, Clark had held the position for 12 years. Charles Turner, who was named Jersey City police director this fall following a choppy selection process reminiscent of President Reagan's search for a Supreme Court Justice.



Patrick Pasculli



The Rev. Michael Guglielmini stands outside St. Francis Church in Hoboken.

### Successful parish formula

## Renaissance for a church

### St. Francis reverses long decline

By RANDI GLATZER 12-28-88  
The Hudson Dispatch

HOBOKEN—In the face of declining church attendance across Hudson County, a parish here celebrated a rebirth this Christmas. And communicants of St. Francis Church yesterday attributed the improvement to their new pastor, the Rev. Michael Guglielmini.

The priest's formula, a combination of straight talk, youth programs and community activism, has brought an influx of members to the Jefferson Street church. Changes in the city have swept away many traditional churchgoers, leaving a tougher job for pastors here than for many others around the country.

During the past few years, the church suffered both financial and spiritual ills, communicants said yesterday. Membership in the church dwindled, as did enrollment in the school run by the church. Some church organizations were disbanded, and

Please see CHURCH Page 8

## CHURCH

CONTINUED FROM PAGE 1

many activities came to a halt. But things have changed since Guglielmini arrived in September, said Michael Rossano, a 27-year-old Hoboken native who works on Wall Street. "He's taken the formality out of things, so it's a people's church," Rossano said.

Although no formal renovations have begun, communicants flooded the church with poinsettias for Christmas, fixed a sidewalk outside and hung a sign outside inviting people to "the little church with the big heart."

The 53-year-old Guglielmini grew up in Hoboken. He joined St. Francis Church after graduating from Rutgers College of Pharmacy and, at age 28, he traded in his career as a pharmacist to join the Franciscan friars.

After he was ordained in 1985, Guglielmini was assigned to a series of parishes, returning to Hoboken in 1973 as associate

pastor of St. Francis. He was reassigned in 1978, taking on several more assignments before returning as pastor.

The Hoboken to which the priest returned was different from the one he left 10 years before. Many of the city's large Italian families had given way to young, single professionals. The Italian-speaking Yugoslavians who once helped fill church pews had moved to Fairview and Clifside Park.

What was hailed as an urban "renaissance" sucked the life from the church, as it had from many churches in the county. Figures compiled by the Archdiocese of Newark earlier this year showed that the number of families attending Hudson County's Catholic churches climbed to a high of 73,074 in 1985, then dropped sharply to 62,734 in 1987.

When St. Francis Church,

built in 1888, reached its centennial this year, most members were middle-aged or elderly, Guglielmini and several parishioners said. Many of the younger communicants had drifted away, and the string of pastors assigned to the church had made few successful attempts to draw new members of the community.

But Guglielmini took a more personal approach, Rossano said. He invited parishioners to knock on his rectory door anytime church doors were locked. And the priest, who helped set up youth programs during his tenure at St. Francis in the 1970s, instantly pulled in many of the young people who remembered him from that time, Rossano said.

According to the church secretary, about 50 new communicants have joined since Guglielmini's return, bringing the number of members up to about 400.

While he reinstates social programs, Guglielmini also plans on community activism, said longtime parishioner Patricia Bertotti. He has targeted the range of problems facing Hoboken and the county, she said, such as homelessness, displacement of families



The Rev. Michael Guglielmini talks with a young parishioner in the playground of St. Francis Church in Hoboken yesterday.

LISA BAUSO THE HUDSON DISPATCH

and AIDS.

A few of the old Yugoslavian parishioners traveled to Christmas Masses from Bergen County, Bertotti said. And some yuppies have already come in with the people raised here.

Churchgoers credit his style. But Guglielmini said yesterday

## I'm a resident, says Alicandri in defiance

By Jo-Ann Moriarty

Hoboken Planning Board Chairman Peter Alicandri has been sent a notice by the city telling him he will have to resign because he is not a resident.

Alicandri, speaking by telephone from his home in Pennsylvania, said he hadn't received the written notice. It was sent to the building he owns on Garden Street. He said he knew of the letter but to date hadn't received word from Law Director Eugene O'Connell.

"I have been fired from my job, so to speak, by O'Connell and the administration," he said.

Nevertheless, Alicandri said, he plans to chair the Planning Board's Jan. 3 meeting and at that time will make a statement concerning his resignation from the board.

Until then, Alicandri said, he considers himself a Hoboken resident.

That news infuriated Hoboken Mayor Patrick Pasculli, who as City Council president led the council in firing Alicandri as public works director.

"If he presides at the Jan. 3 meeting, he is perpetuating a hoax and charade in front of every resident of this city when he places himself in a policymaking position. State statute requires city residency," Pasculli said.

"He wants to use this platform for more grandstanding and rhetoric. His position is so contrary to the reform movement he supports."

Pasculli said he instructed O'Connell to seek a determination on Alicandri's residency and as a result Alicandri was informed that the City Council will hold a hearing Jan. 4 to settle the issue. Alicandri has the right to attend the hearing.

Councilman David Roberts, vice president of the City Council, said he expected the council to decide whether to remove Alicandri.

Roberts said that if Alicandri hasn't resigned by the Jan. 4 public hearing, "the City Council will provide the mechanism to remove him." Alicandri said yesterday he would not attend the hearing.

"There is no way in God's earth will I attend a stupid kangaroo court," he said. "I will leave when I am no longer a resident."

Alicandri informed the Planning Board during the summer that he was moving his family to Pennsylvania but would retain his residency in Hoboken until the end of the year. Alicandri, a developer, said he had business to complete in Hoboken which meant he would be living there three to four days a week.

Councilwoman Helen Cunningham questioned why Pasculli, as Alicandri's appointing authority, did not remove the chairman instead of placing the issue before the city council.

"This is the way this administration acts, with no leadership. The council has to do the administration's dirty work. When decisions have to be made, Pat will place them in the laps of the city council," Cunningham said.

"It seems to me a lot of time could be saved if I called Alicandri instead of holding a kangaroo hearing."

"That is the proper way."

The last time (the dispute over the public works directorship) we ended up paying Peter's lawyer and giving him back pay. Pasculli didn't learn his lesson," she said. "I am confident that Peter Alicandri will do what he has to do. If he doesn't live here, I think that he will resign."

But Pasculli said that, according to legal advice from O'Connell, he did not have the sole power to remove Alicandri.

"If I had the power, I would have removed him yesterday. I instructed the law director to determine his residency. Now, we are going to bring the issue to a public hearing, not behind closed doors, to give him (Alicandri) the opportunity to be heard," Pasculli said.

In a legal opinion to the Planning Board, its attorney, George Pappas, wrote that he believed both the city council and the mayor each had the power to remove Planning Board members if they did not satisfy the state residency law.

However, O'Connell said, that his letter to Alicandri was, in effect, the administration's notice to the chairman that he was being vacated from the position.

## City, cops differ on Rue use

By Jo-Ann Moriarty

The Hoboken City Council, emerging from a closed-door session, cleared the first legal hurdle last night to leasing a vacant school for temporary police headquarters.

A public hearing and final approval of negotiations will be held in January at the next council meeting.

Hudson County Prosecutor Paul DePascale told the council at its caucus earlier in the week he would not accept an invitation to revamp the police department until police headquarters was relocated to a more suitable facility.

Mayor Patrick Pasculli is eager to have DePascale conduct a comprehensive study of the local force. DePascale accepted a six-month term as acting police chief in Jersey City earlier this year and during that time reorganized the department.

While the local patrolmen's union welcomes DePascale's involvement, the association, through its president, Detective James Fitzsimmons, last night stated its reservations about using the now-closed David Rue School as a police headquarters.

The police union cited the disruption to the surrounding neighborhoods as the primary objection.

"It is one thing to simply say that it will be the safest neighborhood in the city. But it will be a completely different matter when residents get an eyeful of what really happens around a police headquarters," the statement read.

The four-page letter stated that suspects and informers as well as police and people under arrest stream in and out of police headquarters constantly. "These are people that are not always in police custody." The patrolmen's union emphasized that it sorely needed another facility.

New headquarters are essential "because the prosecutor will not come to Hoboken without a new location, and because no police officer in his right mind could want to spend another minute in our current excuse for a station house," the report said.

## New chief eyed for Planning Board

HOBOKEN—Mayor Patrick Pasculli said yesterday that he plans to name Thomas Mooney as chairman of the Planning Board. Mooney is now the board's vice chairman.

Pasculli is planning the appointment even though Chairman Peter Alicandri has not resigned. The city notified Alicandri this week that he will have to give up his post because he is not a city resident.

Alicandri, who moved with his family to Pennsylvania several months ago and lives part-time in Hoboken, announced at the time of the move that he would resign at the end of the year.

Pasculli said he will also move Angel Moyeno, now an alternate member of the Planning Board, into a regular board seat.

The board is scheduled to meet Tuesday to discuss its procedures for the new year.

RANDI GLATZER.

No evictions for now

## Tenants receive reprieve

Dispatch  
Judge delays ruling until he hears more

By NINA SHAPIRO 12-24-88

The Hudson Dispatch

Nineteen Hoboken tenants embroiled in an eviction suit will spend Christmas at home following a decision by a Hudson County judge yesterday to reject the landlord's plea to immediately vacate their building.

Judge Seymour Margulies of Hudson County Superior Court in Jersey City — who is under order by the Appellate Division to hold a full hearing on the case concerning 251 First St. — said he had not heard enough evidence and reserved decision pending further argument.

"I'm not satisfied we can make a final determination," the judge said.

"This is a serious matter," he said, referring to questions of "unsafe conditions and illegality" that have arisen in the case.

Jonathan Follender of Jersey City, representing landlords John and Cosmo Scardino, has argued that the building's state of disrepair render it too hazardous for occupancy. He also said that the residents are not legal tenants because the building is zoned for commercial use.

THE CITY has joined in the landlords' effort to evict the tenants.

Margulies, who ruled once in favor of the landlords in a Dec. 9 decision that was overturned by Judge Geoffrey Gaulkin of the Appellate Division, said he was already convinced that the building is hazardous. But, he said there are other issues which need to "percolate" in his mind.

"I'm saying I'm not going to throw anybody out now," he said.

Cindy McKee of Montclair, surrounded by about six of the 11 tenants she represents after a three-hour stormy hearing, said she was particularly happy because the decision meant her clients' Christmas will not be spoiled.

"I was really worried because of his previous decision," she said, referring to the judge.

The tenants' fight to remain in the building has won the support of Councilman Tom Newman, who attended the hearing yesterday. Newman called the city's effort to evict the tenants "a policy decision" which is "dead wrong."

THE CITY has a responsibility to protect the landlords," he said. "He agreed with McKee's contention that the city should 'be getting after the landlords' to make repairs in the building to make it safe for tenants."

Because of the dangerous conditions, the judge and the attorneys involved in the case discussed having a fire watch on the building at least throughout the holidays.

Margulies said he will not rule at least until after New Year's Day.



# Towers project held up

**By RANDI GLATZER**  
The Hudson Dispatch

Please see **TOWERS** Page 18

**By Jo-Ann Moriarty**

The changes remove single-family units from rent control.

The amendment, sponsored by Councilman David

Moreover, the two advocacy groups are circulating a petition to place an ordinance on the May ballot which would prohibit further conversions of condos and ban tenants evictions because of condo conversions, she said.

See PETITION — Page 10.

**By Helene Stapinski**

## Waterfront projec

HOBOKEN—A study expected to be released today, planned for the city's southern waterfront project.

Hoboken, like Jersey City, has been working for the past eight years on a rotating captains' system. Out of the 30 captains' positions open in Hoboken, only 14 are permanently

**study due today**

to show whether a development  
erfront is financially feasible is due

"Everybody's in the same position," said Jersey City Fire Chief Joseph Gallagher. "But we've been doing the best that we can with it."

In November of 1986, 11 Hoboken captains were demoted to the rank of firefighter because U.S. District Judge H. Lee Sarokin ruled that the tests were invalid. The tests, it was found, discriminated against

On Tuesday, the final stumbling block was overcome, with acceptance of the unions' insistence on seniority being figured in the score.

"We haven't gotten anything official handed down yet," said Gallagher. "We'll just have to see what happens from here."

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t.

## CONTINUED FROM PAGE 1

Pasculli said he wants the

The proposed towers would offer 412 new condominiums at an average price of about \$170,000, Gans said. In compliance with the city's new affordable housing law, 41 of those apartments would be offered at moderate prices. A large parking garage for project residents and neighbors would be part of the project, he said.

**By Jo-Ann Moriarty**

There will be an emergency meeting tonight of the local firefighters union at 8 o'clock in Exempt Hall to nominate and possibly elect a new slate

Bavaro, who has 26 years on the job, was elected president during the administration of Mayor John Grogan and has negotiated contracts with the

He has no immediate plans to compete with Deputy Chief

The only union officer left is Sergeant-at-Arms Richard Schubring, who is now running for president, Bavaro said.

The unions representing all the city's police and firefighters began negotiating new contracts last week.

The police union is concerned about working conditions, which may be resolved if headquarters is relocated from the basement of City Hall to the vacant David Rue School. The plan is pending before the City Council.

## Continued from Page 1

"There are whole neighborhoods in Paterson, Elizabeth, Newark and Jersey City made up of former residents of Hoboken who were displaced during the 1950s conversion

man for SHOD, said yesterday that in only two days last week the group collected half of the signatures required to force a referendum.

Dan Tumpson, who found  
ed SHOD and is being evicted  
from his apartment because of  
a condo conversion, said the  
petitions are putting propose  
laws on the ballot.

"Fortunately, in New Jersey, we have the right to make our own laws when elected officials fail to represent our interests. That's what we're doing, letting people create and vote on laws that are the true

for their own laws in the true democratic fashion," Tumpson said.

HOBOKEN—A study expected to show whether a development planned for the city's southern waterfront is financially feasible is due to be released today.

The financial analysis, completed by a private consultant, Hunter Interests of Maryland, will be available only to City Council members and members of the mayor's Waterfront Advisory Committee. Mayor Patrick Pasculli has said making the information public would weaken the city's position in negotiations with developers.

The project is still in the planning stages, but Pasculli said a series of hearings soon will be scheduled. The council and Zoning Board of Adjustment also must approve it.

—RANDI GLATZER.

## AIDS support group set for parents

**HOBOKEN**—Beginning tonight, parents of adult AIDS victims will have a place to discuss the problem.

"I think the issues that are dealt with are much different for parents than they are for lovers and for spouses," said FAITH founder Bob

Parents who watched their children grow and learn to take care of themselves find they become dependent on them once again after they contract the fatal acquired immune deficiency syndrome, Reinke said.

The support group will be headed by the founder of a New York group, AIDS Family Services. For further information, call 792-6161. *Dispatch* 1-12-86  
-RANDI GLATZ



## Everyone, almost, gets raises at Hoboken Parking Authority

By Jo-Ann Moriarty 1/3/89

Nearly all the employees of the Hoboken Parking Authority received an average 6 percent pay increase this week, Donald J. Pellicano, chairman of the Parking Authority, said yesterday.

He said that the commission reviewed the 17 employees, who are not covered by a labor union, and all but three of them, including Patrick Caulfield, the agency's executive director, received pay increases.

"As we have done in the past, the commissioners have deferred one or more people. In the case of Pat Caulfield and two other people, the commissioners are gathering additional information prior to a final determination," Pellicano said.

Caulfield's salary is in the upper \$30,000s, he said.

He said one other employee's salary was recently adjusted by the commission and the other employee is a recent hire.

The chairman said that

based on the legal advice of the commission's counsel, attorney John Goldsmith, he did not want to release the names of the employees who received pay increases and the amounts

until the commission approves the minutes of its Dec. 27 meeting in January. He did say that the average increase was 6 percent and that salaries begin at \$12,000.

## Council to consider changes in zoning

By James Efstathiou 1/3/89 J.J.

Changes to Hoboken's Zoning Ordinance recommended by city planners nearly a year ago are finally expected to come before the City Council at tomorrow's meeting.

The changes, as drafted by the Planning Board, would broaden development possibilities in areas where current zoning rules have become outdated. The City Council has final say over all zoning changes.

Prime real estate along the city's waterfront, currently zoned for industrial use, and certain industrial areas within the city are likely to be most affected.

The changes would allow for a combination of commercial and residential use along

the waterfront and in some industrial zones.

"You open up certain areas for development that's different from the current usage," said Planning Board Chairman Peter Alicandri. "But it also means they (developers) have to play by the rules that are set up in those changes."

Adoption of the amendments in some form will, it is hoped, nurture development by mapping out the type of construction the city would endorse. In the past, builders have criticized city lawmakers for failure to clarify the rules of development.

The recommendations, prompted by state law which requires municipalities to up-

See COUNCIL — Page 7.

## Council to hear zoning changes

Continued from Page 1

date zoning laws periodically, were available to the council last March. However, the issue only came to the fore following the Board of Adjustment's recent approval of twin 23-story residential towers at 1600 Park Avenue, an area currently zoned for industrial use.

"Now more than ever before, it's imperative that the City Council adopt its Master Plan zoning amendments," said Councilman David Roberts, who plans to sponsor the revisions. "We have property owners that the city of Hoboken has a responsibility to at least give the parameters of how their property could be developed."

Roberts had been reluctant to address zoning until city planners, the Ehrenkrantz Group & Eckstut, had the opportunity to review the recommended changes, he said. The group has been asked by the city to draft general land-use guidelines for development of the northern waterfront but, according to a company manager, would not review the city's zoning ordinance.

"We were asked to look at the waterfront," said project manager Deborah Mintz. "We have not been asked to look at the city's entire master plan."

A study of the northern waterfront would not address specific proposals by other developers nor would it entail developing a project design like the one the firm has presented for city-owned land along the southern waterfront, Mintz added.

Other city planners blamed the delay in taking up the zoning issue on politics, indifference and a general reluctance on the part of the City Council to take on the painstaking task.

"Nothing's held them up but people not paying attention," said Community Development Agency Director Peggy

Thomas. "No one's carried it." "It's been a combination of the turmoil of 1988," said BOA chairman Joel Freiser. "Vezzetti's death, people being preoccupied with politics. It's just simply been unfortunate."

"It was ignored," said Alicandri. "Politics, the events that happened. The City Council of Hoboken has a tendency to treat small issues and avoid big issues."

George Vallone Jr. of West Bank Construction Inc., which hopes to build the 412-unit residential complex on a parcel between the Park Avenue and Willow Avenue viaducts, agreed that zoning rules need to be updated.

"Why does it have to be like 'Wheel of Fortune'?" Vallone remarked of the city's development process. "If we knew what the new master plan was, and they had a zoning ordinance that reflected it, then we'd know what the game plan is and we could go by the book and you wouldn't have to do zoning by variance."

The approval of the 1600 Park Avenue project by the BOA prompted the Planning Board to ask the City Council to challenge the approval on the grounds that the project constituted a zoning change which only the council could enact. The question is currently under review of the city Law Department.

"I'm not against the project," said Mayor Patrick Pasculli. "We need development in that area. But it is a project of such a size that it should be incorporated in the master plan."

Neighboring landowner Anthony Dell' Aquila, who owns a 64-acre waterfront parcel on the site of the old Hoboken Shipyards, would also be affected by the zoning revisions. Dell' Aquila could not be reached for comment but his

attorney, Robert Delventhal, said the BOA's approval of 1600 Park Avenue offers some notion of the scale of development the city might approve for the area.

"It certainly is an indication perhaps as to the number of stories that would be appropriate in that area of town," said Delventhal. "But I'm reluctant to impose upon the planning board process."

Delventhal did confirm that Dell' Aquila was free to dispose of the property as he sees fit by virtue of a recent state Supreme Court ruling discharging a lien on the parcel claimed by former partner Harry Grant. However, outstanding claims for damages against Dell' Aquila remain and the developer's financing remains suspect following foreclosure proceedings brought by a lender.

Waterfront planning in Hoboken began in earnest under the administration of the late Mayor Thomas Vezzetti. Recommendations of his Waterfront Advisory Committee for the development of city-owned land on the southern waterfront were endorsed by the Planning Board.

Vezzetti ally Councilman Joseph Della Fave blamed the current administration and the majority on the City Council for failing to act on the zoning amendments in a timely fashion.

"We should be developing a comprehensive guideline and from that, a zoning ordinance for the waterfront from one end to the other," said Della Fave. "The Vezzetti administration took the first step by issuing guidelines for discussion."

The Ehrenkrantz and Eckstut Group, brought in by the current administration to develop a project for the southern waterfront, presented a draft plan last fall. The next step will be a review of financial and market studies on the proposal which could be ready by Thursday's meeting of the Mayor's Waterfront Negotiating Committee.

## Autonomous agency role

The Hoboken Police Department desperately needs a new facility. Its current headquarters in the City Hall basement is in sad shape.

It is also in need of reform, and Hudson Prosecutor Paul DePascale said new police quarters must be provided before he agrees to become Hoboken's acting police director, and arranges for a consulting firm to come in to help improve the department.

To provide the new quarters, at least for a few years, the Hoboken Board of Education is being asked by the city to let the city use a substantial part of the Rue School building, which was closed last June for economy reasons.

The idea has promise and should be considered by the school board. City officials and school board members should realize, though, that the board has to look to its own finances and to the interests of the city's schoolchildren in weighing the merits of the proposal.

When it looks at the proposal in caucus today, the financial arrangement should be a key consideration.

Also to be considered is a proposal by St. Mary Hospital to lease space from the school board for use as a mental health facility. Ed Caparucci, director of public relations for St. Mary Hospital, said the hospital wouldn't need the whole building but would like to lease part of the school, and would be willing to negotiate a suitable rent. He also said that since most people who would use the facility wouldn't be driving there, and staff members could use existing parking near St. Mary Hospital itself, the shortage of parking at the new site wouldn't pose a big problem.

A combination of uses in the building may have some potential. Board members should try to work out an imaginative solution that is in the best interests of the school system and its students.

Pressured by Pasculli

## Planning chairman quits

By RANDI GLATZER 1-4-89 DISPATCH

The Hudson Dispatch

HOBOKEN—The Planning Board chairman stepped down last night after Mayor Patrick Pasculli and the administration demanded his resignation because he no longer lives here.

Peter Alicandri planned to remain in his post until completing a deal to Andreas, Pa., in February. Although his family moved there several months ago, Alicandri retained an apartment here. State law requires that board members live in municipalities they are helping to guide.

"I felt I had an option to keep my residency," said Alicandri,

who had been board chairman since January 1987. But Alicandri's refusal to give up his post before the start of the new year angered Pasculli, who last night had a city attorney formally request Alicandri's resignation.

After a several minutes of debate, Alicandri commended the board for its work during the past year, stood up, grabbed his coat and walked out of the City Council chambers. He tore up the letter requesting his resignation as he left.

He later said one reason he wanted to retain the post was to buck Pasculli, who enjoys strong support in the city's political arena.

"To get in the way of Pasculli's will, I would do that at the drop of a hat," Alicandri said.

For Alicandri, the incident harkened back to his firing in 1986 as city public works director.

The council, responsible for that dismissal, contended Alicandri demoralized department staff and hampered progress on a municipal sewage treatment plan.

But Alicandri said he was fired because he publicly challenged the legality of a sewage plant contract between the city and Mayo Lynch & Associates.

## Hoboken waterfront team endorses draft plan

By Jo-Ann Moriarty 1/7/89 J.J.

The mayor's waterfront negotiating team has endorsed a draft plan to build a 3.2 million-square-foot development along the Hudson River in Hoboken on 16.9 acres of city-owned land.

Mayor Patrick Pasculli said yesterday that the 16-member negotiating team, made up of municipal directors, City Council members and public representatives, voted this week to endorse the draft plan that designer Stan Eckstut, who has done projects in New York, Baltimore and Boston, unveiled to the public in October.

"This plan represents a mid-range, moderately-scaled develop-

ment," Pasculli said.

"We're awaiting the financial analysis which will arrive Jan. 18. Depending on that information — whether the project is feasible or not — we will be ready for public presentations in different areas of the city," Pasculli said.

He said studies on traffic, the environment and infrastructure must also be completed. But Pasculli said yesterday he is committed to moving the plan forward.

"We are doing everything we can to make this draft plan become a reality," he said.

"This development could be what this city needs to avert an tax increase. Without that development this

year, the community will certainly face another tax increase and I am not going to let that happen," the mayor said.

The plan includes a 25-story office tower at the end of Pier A, located at the southern end of the city, a hotel tower also on Pier A and another commercial tower building. The plan also calls for open space to create a town square near the train terminal.

Between First and Fourth streets, the draft plans calls for the construction of five, 15-story apartment buildings as well as a 70-foot-wide walk to run along the waterfront in front of the residential complex.

At Pier C the construction of 350 units are planned in buildings on the

pier that will be seven stories or less.

Pasculli said that development will leave 13.9 acres of open, city-owned space as well as create another 14.5 acres of open space at a marina at Pier C. Of the total square footage, 1.6 million is planned for residential use, or about 1,600 housing units, and another 1.6 million is planned for commercial use.

The plan would create about 2,500 parking spaces in the area.

Pasculli, elected mayor in November but still faces another election in May for a four-year term, is committed to the development, which he sees as the city's economic savior.

"The development of the waterfront is something that any mayor

would have to move more expeditiously this year to avoid a tax increase. At this time, we're doing the work to establish a plan for the entire waterfront," Pasculli said.

Pasculli wants to hire Eckstut to do an analysis on the entire waterfront and review the pending zoning changes to the city's master plan, which is now before the City Council.

"We want the waterfront developed in a comprehensive, coordinated, cohesive way," he said.

Councilman David Roberts, a member of the waterfront committee, said that plan would need variances for the Pier A development only from the state Department of Environmental Protection.

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## Rue School's future is topic for closed meeting

By James Efstathiou

The Hoboken Board of Education will meet in closed session Saturday to discuss the future of the vacant David E. Rue School.

The school, closed in June due to falling enrollment and budget cuts, has been idle except for a day care center in a portion of the first floor. It is hoped that trustees can reach a consensus on the future use of the school so formal action can be taken at the board's Jan. 17 meeting.

While several groups submitted proposals to lease space in September, only one, St. Mary Hospital, is still considered a strong possibility.

The hospital has proposed a mental health clinic that would utilize roughly 40 percent of the building.

But a recent proposal to move

police headquarters into the school is also likely to find some support.

While the board has formally closed requests for proposals, it is expected to rescind the closing resolution and entertain the administration's plan to lease a portion of the building for four years, with an option to renew for an additional year.

While trustees have yet to get a formal look at the administration's proposal, a lease agreement drafted by the city Law Department spells out the terms the city wants.

According to the lease, the city would rent a portion of the building for \$1 a year, but would assume the costs of insurance and maintenance and utilities, including heat, hot water and electricity.

Mayor Patrick Pasculli has lobbied strongly for moving police head-

quarters out of its sub-standard location in the basement of City Hall.

His efforts to convince City Council members of the benefits of the plan have included testimony given at a recent council caucus by Hudson County Prosecutor Paul M. DePascale.

DePascale said he would accept Pasculli's appointment as temporary director of Public Safety, a move that would make available county funding for the department, but only if headquarters were moved.

"I'm wide open," said school board president Joseph Rafta. "I'm willing to look at anything."

Rafta added that the bottom line on the issue is to generate money to lower the school tax levy.

"My own feeling is the number one priority is to generate funds to lower the Board of Education bud-

get," he said. "Second to that, I'd like to accommodate any culturally or socially oriented programs, and that would certainly include the Hoboken Police Department, St. Mary Hospital or the Renegade Theatre Co."

Trustee Richard England agreed, adding that the board should maximize the building's potential.

"I'm going to go with the most money," he said. "When we moved to close it, my statement was maximum income and maximum uses."

In addition to financial concerns, it is hoped by some trustees that cooperation between the City Council and Board of Education on Rue School could signal a new phase of cooperation.

"If we can have a compromise on the school board budget with the City Council, it's a sign of cooperation,"

said trustee James Farina, who supports the administration's proposal.

"Nobody can convince me that we can do anything else with it. The way enrollment is going, we may have to close another school."

However, the ability to reclaim the school in the future remained a primary consideration for other board members.

"This is our school and I hope that we can reopen it," said trustee Lourdes Arroyo. "I was against the closing of the school. I think that we can be creative and innovative enough to put the space that we have for the good use of the children."

"We have to be able to recall that building for educational purposes," said trustee Felix Rivera, who was against entertaining the police headquarters proposal.

## Pasculli fires Alicandri from planning board

By Emily M. Smith 1/4/89 J.J.

The annual reorganization of the Hoboken Planning Board began last night with the firing of chairman Peter Alicandri, who had moved his wife and children to Pennsylvania and planned to resign in a month.

In December, Alicandri was informed by the city's law department that he was no longer eligible to serve on the board because he was not a city resident.

The letter, mailed to Alicandri's Garden Street address, said Alicandri was in violation of the state's residency requirements because he moved his wife and children to Andreas, Pa., and only used his Garden Street home for business purposes.

Alicandri, a developer in the city, told the board he attended the meeting in order to vote on the election of a new chairman, vice chairman and secretary. The board was all set to vote when Mayor Patrick Pasculli made a motion to table the vote until the issue of Alicandri's residency was settled.

A representative from the law department told the board last night that Alicandri's New Jersey driving license and his registration had expired — further proof of his non-resident status.

Alicandri, a Hoboken resident for 15 years, defended himself last night, saying he lives in Hoboken four days a week and that neither his driver's license nor his registration had expired. He said he joins his family on weekends.

"When I am officially and legally no longer a resident, I won't want to serve. I will no longer be a resident of Hoboken as of Feb. 1, 1989. This will be my last meeting."

He said he wanted to keep his chairmanship until February so he could finish some projects he had started on the board and aid in the smooth transition of the officers.

He said he had gone on record with the board several times stating that his residency would end at the end of 1988. "There's no reason to hide the facts," Alicandri said. "We're all volunteers here. We're not here for any particular gain."

His defense was to no avail. Pasculli, who board attorney George Pappas said has the power to fire Alicandri, did so with the tip of a pen. In front of the board members, Pasculli signed a previously typed letter that terminated Alicandri's services.

Alicandri accepted the firing gracefully, telling the board members: "It's been a pleasure to work with you all. This has been a very fair-minded and balanced board. It's made great inroads. It is a privilege to work on the board."

As he left the City Hall council room, Alicandri tore Pasculli's letter into pieces.

After the meeting, Pasculli said he learned of Alicandri's plan to leave Hoboken in the summer. He said he did not pursue the matter until now because, "I'm an elected mayor now. Then (as interim mayor) it would have raised too many issues."

He wouldn't say what those issues were.

Pasculli said Alicandri had expressed a lack of confidence and commitment to the city by moving his family away.

Alicandri said he had challenged Pasculli because, "It's getting in the way of his will. But I would do that at the drop of a hat. That comes out of my relationship with Tom Vezzetti and the punishment he took from them."

Alicandri was appointed to the board three years ago and as director of public works by the late Mayor Vezzetti. As council president, Pasculli led the council in firing Alicandri from the Public Works department.

In unanimous votes, former vice chairman Thomas Mooney and John Corrado were elected chairman and vice chairman respectively. James Starrett was re-elected recording secretary.

Promotions likely

## Deal in suit secures fire captain posts

By RANDI GLATZER 1-2-89 DISPATCH

The Hudson Dispatch

For the first time in more than five years, the Hoboken and Jersey City fire departments will be permitted promotions to the permanent rank of captain, officials learned this weekend.

The promotions, which follow the settlement of a civil rights suit involving 12 New Jersey fire departments, including the two in Hudson County, are expected to end a long period of instability, lack of

leadership and low morale in the local departments.

Because of the suit, the departments were forced into a system of "acting captains," where different firefighters rotated into the leadership roles every few weeks.

"We hope that this is behind us now," said William Bergin, Hoboken deputy fire chief and head of the city's Fire Officers Association. The Hoboken and Jersey City departments received lists this weekend of firefighters recommended

for promotion to captain.

Fire officials said yesterday that Hoboken needs 16 new captains, and Jersey City needs about 50.

The state Department of Personnel mailed the lists out Friday, following long litigation involving the state, the federal government, the unions involved and groups speaking for minority firefighters. The validated lists are of candidates who passed a new state Civil Service Commission test approved as part of the settlement.

In 1986, a federal judge ruled that previous fire captain tests discriminated against minority candidates. The multiple-choice tests placed too much emphasis on mastery of English and did not truly reflect firefighting skills, U.S. District Judge H. Lee Sarokin ruled in Newark. The revised test placed new emphasis on essays and problem-solving.

Sarokin ordered fire departments in the state's 12 largest cities to put all their promotions on hold until they could

administer a test that offered minority candidates an equal chance at promotion.

It was then that the departments, already holding off on permanent promotions because of the suit, turned to the rotating captains system.

"There's nothing better than having a qualified captain working with a regular group of men," Bergin said. "The foundation of this job is teamwork, and this rotation business stunk."



# Council wants West Bank data

By James Efstathiou 1-7-89

The Hoboken City Council has declined for the time being to appeal a lower board's approval of a proposed residential development in the northern end of the city.

Instead, the council opted for an informal review of West Bank Construction Corp.'s plan to build twin, 23-story residential towers at 1600 Park Ave. between the Park Avenue and Willow Avenue viaducts at 17th St. The Hoboken Zoning Board of Adjustment (BOA) granted preliminary site plan approval for the project in November.

That decision prompted the Hoboken Planning Board to request that the City Council set aside the approval on grounds that the project constituted a change in zoning. Zoning changes must be recommended by the Planning Board and approved by the City Council.

The council has until Feb. 6 to appeal the approval in Superior Court. At issue is concern that allowing the approval to stand would set a precedent for zoning in the area and undermine proposed zoning changes currently before the council.

"We've said we're going to take an informal review of the project and the decision granting the variance," said Councilman E. Norman Wilson. "Our main concern is that we want to encourage development in the city, we want progress. But we want it also to fit into the lifestyle of Hoboken."

The site of the project is zoned for industrial use with a four-story height limit under

current laws. City planners agree, however, that zoning laws in many locations including the waterfront and certain industrial areas, are outdated and in need of revision.

The zoning amendments, recommended by the Planning Board nearly one year ago, would allow for residential and mixed use development in areas previously zoned for industrial use. The BOA's approval of the 1600 Park Ave. project focused attention on the gray area in zoning law and prompted Councilman David Roberts to bring the amendments to the table at Wednesday's meeting.

Wilson said the review would give the council the opportunity to question BOA members who took part in the decision and listen to recorded transcripts of BOA meetings.

Discussions with developers George Vailone Jr. and Daniel Gans of West Bank would also take place, Wilson said.

## Pasculli wants reductions

# Officials to parley over school cuts

By RANDI GLATZER

The Hudson Dispatch

HOBOKEN—At Mayor Patrick Pasculli's request, the City Council and school officials will sit down Monday night to discuss cuts to the school budget, as well as plans to move the police department to the Rue School.

Pasculli said he is interested in settling a dispute over school funding this year. Last year, the City Council voted to slash the

year's \$27.3 million budget by \$2.8 million, saying that the city is spending too much on education and not getting enough in return. But the Board of Education appealed the decision, and the state later restored the cut.

Pasculli, who said earlier this fall that he did not think the city is overspending, said he is now interested in making some cuts in order to save taxpayers money.

But Board of Education President Joseph Rafter said it is too late to trim the budget.

"So now they're saying they want to cut this year's budget," Rafter said. "It's January. What are they going to do, close the schools for the month of June?"

Officials will also discuss the proposed police department move to a neighborhood school at Third and Garden streets. The city is interested in leasing space in the school from the Board of Education to house the police department there for the next four years.

# Hoboken tenants win full trial

By Patricia Scott

The Superior Court judge who will preside over the trial of a dozen Hoboken tenants fighting to stay in a building at 251 First St. yesterday ordered attorneys on both sides to provide him with detailed information regarding tenants who will testify and their specific complaints.

Judge Seymour Margulies, moving ahead with trial plans, said attorney Cindy McKee—who represents the tenants—must gather statements from every resident that describes their grievances and complaints, details about their residency and status as tenants

and all information as to when they acquired their rental unit, how they acquired it and the exact terms of their agreement with management.

The judge ordered attorney Edward Follender, who represents building owners John and Cosmo Scardino, to have his clients provide similar statements detailing their arrangements with each tenant, the provision involved and all information about the eviction warnings they have given tenants in the past year.

Attorneys had expected a ruling yesterday on the tenants' quest to stay there but instead were surprised to learn the case will proceed as a full-

fledged trial. Judge Margulies also wants

tenants and the owners to provide statements as to what they see as problems in the building that require correction, what the work will cost and who should pay for it.

The judge ordered attorneys to meet expediently with Judge Robert Schaefer and set a trial date as quickly as possible.

The tenants have been living, some for as long as five years, in a building without a certificate of occupancy and not zoned for residential purposes. They were warned more than a year ago that their tenancy may be illegal, but they claim they have paid regular monthly rent for years and therefore have a landlord-tenant relationship.

McKee, who represents a dozen of the residents, is seeking to have the city of Hoboken grant a C.O. and allow tenants to remain there. The city and the owners, Scardino Enterprises, want tenants evicted since their residency at the structure is illegal.

Numerous problems exist at the building, including leaking raw sewage, structural damage, fire code violations and a lack of heat.

# Ed board may rue meeting 'secrecy'

By James Efstathiou

The Hoboken Board of Education will hold a special meeting on the future of David E. Rue School tomorrow night, but the public won't be formally notified of the meeting until hours before it begins.

The meeting was called to satisfy concerns it might be illegal to consider proposals for new uses of the school without a public meeting. The board voted in September to stop ac-

cepting proposals from groups hoping to lease space in the vacant building.

On Tuesday, board Secretary Tony Curko sent legal notices advertising the special meeting to The Jersey Journal thereby satisfying requirements of the Open Public Meetings law.

The notice was received in time for today's publishing deadline, according to a news-

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## Hoboken quarters

# Police move ditched

## DePascale takeover of force in trouble

By RANDI GLATZER

The Hudson Dispatch

HOBOKEN—Mayor Patrick Pasculli announced last night that the city will give up its campaign to relocate the Police Department to the Rue School.

The decision means Pasculli's plans to have Hudson County Prosecutor Paul M. DePascale revamp the city's Police Department may be put on hold for months, or even years. DePascale, invited by the mayor to lead a study and reorganization of the police force, has said he will not take on the task unless the department moves from its dilapidated offices beneath City Hall to more spacious quarters at Rue School.

The mayor announced the decision at a special Board of Education meeting last night after the trustees told him they will not rent space in the school at the price the city has offered: \$1 per year.

"The city is not in the position to pay rent for this building," Pasculli said. The department's move, he said, would have been a temporary one for four years. Under informal plans, the city would have paid part of the cost of utilities for the school, which is now used only by a day care center.

The prosecutor, using county law enforcement funds, would have paid for renovations.

This week, Pasculli said, the prosecutor informed officials here that he would not pay additional costs.

"We thought that we'd be able to receive the help of the prosecutor to pay the rent, but that didn't work out," Pasculli said.

The mayor said he is still optimistic about his plans to move and reorganize the department. He now will form a "search and study committee" to locate a permanent home for the department, he said.

The committee, which would consist of the prosecutor, Police Chief George W. Crimmins Sr. and other officials, would have 30 to 45 days to propose a new site.

If the committee finds a site, the city will need at least a year to renovate that building and move the Police Department there, Business Administrator Edwin J. Chius said. Rue School was chosen as a possible site because it needs little work, and the police force could have moved

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## Ex-Hoboken warehouse

# Tenants' battle mounts

## City officials join fray over eviction fight

By RANDI GLATZER

The Hudson Dispatch

HOBOKEN—A dispute between tenants and their landlord has blown up to involve the City Council, Mayor Patrick Pasculli, tenant activists, the zoning officer and the Law, Police and Buildings departments — and soon may involve a state agency.

The tenants of 251 First St., say they have been classified as "vagrants and bag people" by the city, which has joined in legal action to remove them from their homes. But city officials contend that the building, a former coat factory, is unfit for habitation — so unsafe, in fact, that police officers have been assigned to the building to ensure that it does not go up in flames.

The tenants, who took their case to the council last night and who will review the case in Hudson County Superior Court in Jersey City today before Judge Seymour Margulies, say they will not leave until he orders them out. Only five of the buildings' 10 loft apartments are still inhabited.

The trouble began more than five years ago, when, tenants say, the building's owner, Scardino Enterprises, invited them to move in and use the former warehouse as homes and artist studios.

But, although he refurbished the bathrooms and added stoves and kitchen appliances, the landlord never applied for the proper permits and variances needed to change the building from a commercial space to a residential one.

"We were naive, I suppose," Michael Peglau, a painter and art



Rob Stamerra, left, and Larry Walken, tenants at 251 First St. in Hoboken, stand yesterday in front of plastic sheets used to keep out cold air.

professor at Drew University in Madison, said yesterday as he surveyed his loft apartment, now bitter cold because the building has had no heat for months.

Peglau's original lease, signed in 1983, states that the apartment will be used for "personal residence and personal artists' studio."

"I just assumed when he said he was converting the building he was going to take care of all this," Peglau said.

Now the landlord says that the building is a commercial space, and the city has concurred. Although the building has structural damage, raw sewage leaking from its foundation and several other problems, city officials

say they cannot demand that the landlord improve conditions in apartments that were never meant to be homes.

Landlord John Scardino said yesterday he is losing money trying to maintain the building, and that the tenants always knew the situation was temporary.

If the landlord will not make repairs, the tenants must be evicted so that they will not be hurt, city Attorney Thomas Calligay argued yesterday. "We have to protect these people first of all from themselves," he said.

After an inspection of the building, officials deemed that some tenants who share apartments are actually renting out their rooms illegally.

The city's law director has written to the state Department of Community Affairs to stop the activity under a state housing law.

"Please be advised that the owner of the above premises is operating an unlicensed rooming house," the Dec. 14 letter from Law Director Eugene O'Connell reads. The letter requests that state inspectors examine the building and issue violations.

But Pasculli, who heard details of the case for the first time this week, said the city is at odds to find a remedy. "From what I understand, the city has exhausted every avenue and we will continue to try and find a resolution to this."

# Voters may decide on rent law changes

By Jo-Ann Moriarty 1-10-89

Save Hoboken from Over-Development and the Campaign for Housing Justice yesterday submitted a referendum petition with 1,979 signatures which will force changes in the rent laws to be decided by voters in May.

The two advocacy groups collected petitions to oppose the City Council's recent decision to exclude single-family units from the rent laws and to decontrol substantially rehabilitated tenement buildings.

City Clerk James Farina, who accepted the petitions yesterday, said he will forward them to the county, where the signatures will be matched against signatures in the voting books to make sure they are authentic.

Once the signatures are verified, the City Council will be asked to repeal its earlier decision to weaken the rent control laws.

If council members do not reverse their earlier decisions, the question of whether voters want to decontrol condominiums and renovated tenements will be placed on the ballot.

"Finally, there will be democracy in Hoboken," said Dan Tumpson, a charter member of SHOD.

Annette Illing, chairman of the Campaign for Housing Justice, said the changes are unfair because landlords can institute immediate rent increases if the rent board does not respond to their request within 60 days, while tenants sometimes must wait two years for hearings to contest rent hikes.

"Should the City Council refuse to take the action that we have requested — which is to repeal the rent control amendments — and (refuses) to enact a ban on further conversion of our rental housing to condos and to stop the eviction of tenants when

buildings are converted, the voters will have the opportunity in May to vote on these issues," Illing said.

Illing, SHOD and Steve Busch, a member of the Hoboken Rent Board who ran unsuccessfully for council last November, say they believe the changes will deplete the remaining affordable housing stock in the city, lead to more condo conversions and cause more displacement.

Busch said the amendments would be unfair to property owners because owners of condo buildings would be treated differently from other property owners.

The changes would allow owners of tenements to convert units into condos and then rent them at market rates if they can't sell them. A condo industry spokesman recently said the market is so soft that owners are finding it difficult to sell units.

Busch said that all other owners

of apartment buildings in the city must abide by the rent laws.

"I am against the amendment simply because it sets up two standards for property owners — one is for property owners who would come under the scrutiny of rent laws, and another type of property owner that is not covered," Busch said.

Only council members Joseph Della Fave and Helen Cunniff opposed the rent law changes, originally sponsored by Councilmen David Roberts and Steve Cappiello.

Della Fave and Cunniff supported excluding single-family units, including condos, but feared the language in the amendment's second half would displace low-income people at the benefit of large property owners.

Cappiello said yesterday he would rethink the issue, but added he wouldn't bend under pressure.

"I am going to vote in the best

interest of the city. I am afraid the pressure of this one group could mean more and more conversions and less and less apartments," he said.

Della Fave, commenting that he normally does not support petition referenda, said yesterday that petitions circulate when people believe public officials acted unwisely.

"I think that responsible public officials should be able to resolve problems through reasoning and consensus. I think this occurs when elected officials have not met that responsibility," Della Fave said.

Roberts said people have the right to be heard and did not object that the public will make the final determination.

Cunniff had this to say: "This group was lied to and were not heard. In absence of good faith, they had to choose the referendum route."



# County schools to lose \$22M in aid from state

By Joseph Albright and Earl Morgan

TRENTON — In a shocking reversal of state aid trends, Hudson County — led by Jersey City — will experience a loss of \$22,320,071 in state school aid next fiscal year, even though Gov. Thomas H. Kean recommended an overall \$171 million increase.

The paradox hits hardest at Jersey City, where this year's \$111,511,454 drops to \$91,346,226 under the official aid figures released late yesterday by the state Education Department.

## Hoboken among the big losers

State school aid in Hudson now totals \$196,229,340 but it will decline to \$175,909,269 under the allocations which the department sent to each school district for next year.

The department issued the figures for each district after Kean announced the \$171 million increase he will propose in his state budget message for the fiscal year beginning July 1.

Only four districts in Hudson — East Newark, Secaucus, Union City, and West New York — are targeted for state aid increases in the school year that begins in September.

Of the \$22.3 million aid loss for Hudson, Jersey City stands to lose \$20.1 million. "It's totally ridiculous," Mayor Anthony Cucci said.

"They're basing the cuts on increases in our revaluation and that tax money we haven't even collected yet," Bayonne, Guttenberg, Harrison, Hoboken, Hudson County Vocational, Kearny, North Bergen, and Weehawken also will receive less aid.

Basically, two factors influence the state aid reductions — increased equalized tax val-

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# Schools to lose \$22M in state aid

Continued from Page 1

uations or property wealth and declining enrollment.

Jersey City realized a major increase in equalized valuations in October when the state Division of Taxation released its 1988 table. The city was credited with \$6.9 billion in true value for all its property last year and experienced the largest increase of any city in the state, inspired largely by its waterfront development. But Cucci said that based on 725 sales of property in the city the state figured the city's rates at a value of \$9 billion and is figuring on that amount and projecting it onto the 1989-90 school year.

Cucci said the ultimate answer to the woes of hard-pressed municipalities is a new formula for funding schools in urban areas.

"Jersey City is on the threshold of a recovery but walking the razor's edge of disaster. How can we ever become self-sufficient when we are penalized every time we increase our rates? We lose millions in state aid."

Arsenio Silvestri, secretary of the Jersey City Board of Education said while \$9 million of the aid is in the form of equalization aid, the remainder will mean cuts in mandated programs such as special education and bilingual education.

"Since these are mandated programs the city will have to fund them somehow even if it means raising taxes."

But Cucci said he will not

raise taxes to fund the programs. "I won't do it, the mayor said. 'If the state wants to make those increases it will have to do it without me.' The state has the power to mandate the raising of taxes to restore cuts it deems improper in school budgets."

The school aid figures will not sit well with members of the Legislature whose districts will lose aid despite the boost proposed by Kean — especially in an election year when all 80 members of the Assembly are up for re-election.

Assemblyman Robert Menendez, Union City mayor and a member of the Assembly Appropriations Committee, is expected to join with other dissatisfied committee members to seek aid restorations during the process culminating in the adoption of the 1990 state budget in June.

Menendez and other urban legislators can argue it makes little sense to sharply reduce state school aid, even as provided under state law, then turn around and make substantial state aid contributions under the Distressed Cities Aid program.

Menendez echoed Cucci's lament about the problems urban areas experience when they attempt to do anything to raise their level of rates. "I have a bill I'm sponsoring with Assemblyman Bernie Kenny that would limit reductions in state aid to cities like Jersey City to only 10 percent," Menendez said. "Of course that

would mean that Jersey City would still have to lose \$10 million but the city would be able to absorb that over a matter of years. If you don't do something like that soon, a lot of urban areas will experience dramatic rate shock that will mean extremely high taxes. That takes any incentive away to become self-sufficient."

Menendez predicted that this will be a crucial year for municipalities, especially cities, because of all the aid and financial cuts they will sustain both from the federal and state governments.

Kean already indicated he will reduce Distressed Cities assistance because of a decline of \$155 million in state revenues in the first quarter last year.

Kean is proposing to spend a total of \$3.58 billion on school aid in next year's budget, a \$171 million increase over last year. That figure includes more than direct state aid to schools, and incorporates expenses like state spending on education pensions.

Direct state aid to districts will be about \$2.6 billion, an \$82 million increase over last year.

Kean said that a \$409 million increase, or 12 percent, would have been required to fully fund the state school aid formula.

He said the proposal would provide a "significant" increase in state aid to education, despite declining revenues.

Kean has increased direct state aid to districts by about \$1.2 billion since he took office in 1982.

However, he fully funded the actual formula only in 1985, the year he sought re-election to a second term.

Kean delivers his annual message to the Legislature next Tuesday and his budget message tentatively Jan. 26.

Kean said the school aid will fund the aid formula at 93.7 percent. For 100 per cent funding, Kean added, it would need \$409 million.

Here are the Hudson aid allocations, this year's listed first, followed by the 1989-90 projected aid:

- Bayonne: \$12,212,015; \$11,774,608
- East Newark: \$757,839; \$855,816
- Guttenberg: \$968,399; \$919,556
- Harrison: \$3,272,231; \$2,903,657
- Hoboken: \$8,363,556; \$7,109,576
- Hudson County Vocational: \$6,572,052; \$5,852,299
- Jersey City: \$111,511,454; \$91,346,226
- Kearny: \$7,168,785; \$5,963,755
- North Bergen: \$4,803,729; \$4,776,937
- Secaucus: \$1,129,485; \$1,186,028
- Union City: \$23,915,263; \$24,382,355
- Weehawken: \$2,042,472; \$1,425,648
- West New York: \$15,512,081; \$16,741,082

# More than one route to affordable housing

By Jo-Ann Moriarty

Hoboken's new affordable housing ordinance hasn't created any affordable housing units yet, but the Community Development Agency is finding ways to renovate buildings and maintain homes for the poor.

Peggy Thomas, director of Hoboken Community Development Agency, said yesterday housing for low-income families is being built without the help of the nine-month-old ordinance.

Thomas does not fault the affordable housing ordinance the City Council and Mayor Patrick Pasculli approved last May. Rather, Thomas points to the housing market, which she said is nearly at a standstill.

"Since last May, there have been no cash contributions or affordable housing units built. But there has not been a whole lot of development. We are working with projects that will end up creating units," she said.

Thomas noted that Benja-

## CDA pursues ways to house the poor

min Chouake's plans to renovate 20 units at 717-723 Madison St. were recently approved by the Planning Board. When construction begins, Chouake will have to contribute one unit for affordable housing. He is planning to build a two-bedroom, on-site unit with a moderate-income rental, Thomas said.

More affordable housing units are being created elsewhere in the city through state and federal programs, she said.

"We would like to surpass that goal in five years," Thomas said.

Building owners Leo Medina and Lilian Felix have a six-

unit building under reconstruction and all the apartments will be rented to low-income families, she said. The building is located at 232 Madison St.

That rehabilitation project was made possible by a federal program in which the government and owners split the costs for renovations. The federal Department of Housing and Urban Development will assist the project by giving rent vouchers to the tenants, she said.

"They're creating affordable housing without displacing anybody," Thomas said.

In exchange, the owners of the buildings end up with a renovated property, increased rents and the possibility that

the federal loans may be changed into grants, she said.

The agency is about to finalize rehabilitation programs at 320 Washington St. which will create three moderate-income units and three low-income units and another project at 421 Monroe St. to create five low-income units and three moderate-income units, she said.

Those programs come under state funding in which the state absorbs 75 percent of the reconstruction costs and the federal government provides vouchers to help tenants pay the rents, she said.

The CDA and owners of Upper Park Inc., located on the 1100 block of Park Street, are negotiating a financing arrangement among the building owners, the city and state to create 11 units of affordable housing, she said.

All of the projects improve buildings but cause no displacements, said Thomas.

See MORE — Page 10.

# Witching hour nears for police HQ

Continued from Page 1

the Rue School since it was closed during the summer.

But the deadline to submit those plans to the board expired several months ago.

And unless the board votes to rescind that closing, "our hands are tied," said Richard F. England, a board member and former president.

The board will have a special meeting Friday to decide whether the plan has merit and additional applications should be accepted.

If the application process is reopened, anyone can submit a plan to rent space in the school, England said.

Money will likely influence the board's decision to accept more applications. Board members had hoped that the rental of school space would generate funding to lower the budget.

"Clearly when we talk about negotiations in leasing a building we're talking about money," said board President Joseph Rafter.

"We'd be foolish to give away resources without some gain," Rafter said.

The city has offered to lease the ground floor and part of the first floor for \$1 in addition to paying maintenance costs.

The lease would be for four years.

The board met with City Council members behind closed doors last night to discuss the use of the Rue School and the council's appeal of the state's decision to return \$2.8 million cut from the school's 1987-88 budget.

England said that the parties were at an impasse on the budget matter and made no

plans to meet again. The State Commissioner of Education has said that \$1.5 million cannot be cut, leaving the council and board to argue over \$1.3 million.

Settling the matter apparently will be left to the courts now.

Both sides are apparently hoping that an agreement on the Rue School will improve relations between the City Council and the school board, which in the past have fought bitterly over funding issues.

Pasculli said that the Rue School and the budget were separate issues and should be treated as such.

If the plan is approved, a day care center on the first floor would continue to operate, England said.

The school board reviewed proposals for the school in a

day-long closed session Saturday.

St. Mary Hospital Community Mental Health Center submitted a plan to use the second and third stories of the building to consolidate three outpatient counseling centers.

The center would serve families, children, elderly residents and others in need of follow-up counseling, according to program director Michael Swerdlow.

Stevens Institute of Technology and the Renegade Theatre Company also have submitted proposals to use the school.

The board will meet at 6 p.m. Friday for an hour-long closed session.

The public portion of the special meeting will start at 7 p.m. at board headquarters on 1115 Clinton St.

# More than one way to house the poor

Continued from Page 1

The Observer Highway project, now under construction, will create 53 units of affordable housing, she said.

While Thomas calls the affordable housing ordinance "visionary," its language needs to be better defined, she said. "I think that everyone feels that the affordable housing ordinance is one of the best of its kind. But it takes time to work the bugs out and to reassess it as you go along," Thomas said, adding that the only city in the country with a stronger ordinance is Berkeley, Calif.

Thomas' office and the Planning Board members are

scheduled to discuss the affordable housing ordinance next week.

Meanwhile, the CDA has is-

sued the "Developer Handbook," a 60-page document which guides developers through the process of submit-

ting plans to the Planning Board and outlines their obligation to contribute toward affordable housing.

See MORE — Page 10.

# New chief executive named by ailing Elysian Savings

By Bill Campbell

Hoboken-based Elysian Federal Savings Bank named a new chief executive officer yesterday, the third in as many years for the financially-troubled thrift.

Elysian's board of directors elected Linda Williams to serve as president and CEO, replacing Edward Schultz whose term had expired. Schultz will continue to serve as a director.

Williams previously served on Elysian board and as executive vice president and chief operating officer.

Both Williams and Schultz came to Elysian in September of 1987, following the sudden resignation of long-time president and CEO Ernest Badaracco Jr. They were hired by Elysian from Rochester Consulting Associates, a New York firm that manages ailing savings and loan institutions.

Badaracco left Elysian after an audit showed sharp losses, and amid a federal inquiry into his management of the bank. Elysian subsequently reported a \$30 million drop in assets in 1987 and revealed the necessity to borrow from the Federal Home Loan Bank of

New York, which regulates thrifts in this area.

According to Robert Nolan, Elysian's vice president for marketing, the 1988 financial report won't be released until the end of this month but analysts predict further losses as the institution reorganizes.

In its mid-year report on savings institutions, Sheshunoff Information Service of Austin, Texas, which monitors the industry, reported that Elysian registered a \$20 million drop in assets during the first six months of 1988. A \$3.2 million drop in income was reported for the 12-month period which ended in June, Sheshunoff reported.

In 1987, Elysian, which some real estate developers and politicians credit for spurring Hoboken's "renaissance," boasted assets of \$289 million.

Nolan said the final numbers for 1988 will likely show some "slippage" from the mid-year report, adding it was an result of the thrift's financial restructuring.

Williams, in a statement released yesterday by Elysian, said the bank continued to make adjustments to its balance sheet, including boosting

the level of loan reserves to offset non-performing loans made during Badaracco's tenure.

The thrift has also devalued or sold off non-income producing real estate as part of its reorganization. As a result, Williams said the bank has reduced delinquencies to 2.6 percent, below the state's 3.07 percent average.

Williams received her undergraduate degree from Boston University and received a masters of business administration from Suffolk College.

# Witching hour nears for police HQ shift

By Emily M. Smith and James Estfathiou

The fate of the Hoboken Police Department's reorganization will be decided on Friday the 13th.

Then the Board of Education will determine whether to reopen the application process and accept a proposal to move the department from its dilapidated quarters in City Hall to the vacant David E. Rue School.

A new home for the department was a condition set by Hudson County Prosecutor Paul DePascale, who said he would not reorganize the department until it was moved to better facilities.

Mayor Patrick Pasculli invited the prosecutor to revamp the department several months ago.

The board has been considering proposals for the use of

See WITCHING — Page 8.

# Hearing tonight on relocating cops

HOBOKEN — The City Council has scheduled a hearing for tonight on whether to move the Police Department from its present quarters beneath City Hall to the Rue School at Third and Garden streets.

The move would allow the city to bring in Hudson County Prosecutor Paul M. DePascale to study and reorganize the department. DePascale invited to take over the department as public safety director, has said he will not accept the post unless officers are moved from their cramped, rundown headquarters.

The city wants to lease the school for four years while seeking a permanent home for the department. If the council approves the plan tonight, the city would begin negotiations with the Board of Education on a lease next week.

The school, vacated last spring, now houses only a day care center. School board officials have said they lease other space there for community use.

Dispatch 1-4-89

RANDI GLATZER.

# Council favorable to condo ban

By Jo-Ann Moriarty

A petition to ban further conversion of existing rental units into condominiums was embraced yesterday by Hoboken City Council members who sponsored recent legislation to

weaken rent-control laws. Save Hoboken from Over-Development and the Campaign for Housing Justice submitted the petition with 1,354 signatures asking that the council adopt the condo ban measure or place it on the May ballot.

Two days ago, the groups submitted a petition asking the council to repeal its recent decision to weaken rent-control laws. Councilmen David Roberts and Steve Cappiello, who sponsored the amendment to weaken the rent laws, said yesterday they

would support the condo conversion ban.

"I can find myself supporting that ban. I will ask the Law Department for a legal opinion about its validity. But I am most concerned about anything that displaces people," Cappiello

said. "I would vote for it. It's like voting for your mother," said Cappiello. His 12-year career as mayor ended with an election loss in 1985 that was largely attributed to the issue

See CITY COUNCIL — Page 6.

# City Council is favorable to condo conversion ban

of displacement of the poor. Roberts said he had an open mind on the ban.

"In my own personal opinion, not that as an elected official, I feel we've seen enough conversions take place and I would not want to see any more housing units converted," Roberts said.

The Roberts-Cappiello amendment to the rent laws decontrols single-family units and would allow owners of tenements who went through the condo conversion process and significantly renovate their property to rent the units at market rates if they find them difficult to sell.

Mayor Patrick Pasculli, although failing to endorse the condo ban, said he supports legislation that would disallow the eviction of tenants because of condo conversions.

However, the mayor added that he still supports the council's changes to the rent laws. "I would welcome any public referendum on the issue," he said. "I think that after a good public debate, the issue can be decided in a fair way."

Only Councilmembers Helen Cuning and Joseph Della Fave, who could not be reached for comment, voted against changes in the rent laws.

Ironically, Cuning did not throw her support behind the condo ban yesterday.

"I am extremely pleased that my colleagues on the council have now decided to think seriously about the issue. I only wish they had done that when the issue was before them," Cuning said.

She added that she believed a complete ban could be an "extreme position. I always look for the common sense position. We should give this to

SHOD and the Campaign for Housing Justice, treat them as equals, involve them in the discussions and negotiations and find some common ground."

Dan Tumpson, SHOD spokesman, said that condo conversions have pushed the housing situation into a crisis and that the remaining affordable housing stock is being quickly depleted.

Steve Busch, a member of SHOD and of the Hoboken Rent Board, said that there is a severe housing shortage in Hudson County but the state legislature has failed to protect residents. "We believe when it comes to basic human needs that the government must protect its citizens," he said.

Tom Oliveri, the city's tenant advocate funded by the Community Development Agency, yesterday listed hundreds of units that are in the process of condo conversion.

"Some of those people are old-time Hoboken residents, including Hispanics and the elderly. They are families who have lived here a very long time," Oliveri said.

He said the population to feel the greatest brunt of displacement has been the Hispanic community.

That is why Oliveri said he found disturbing Councilman Edwin Duroy, the city's first Hispanic councilman, support to weaken rent control laws.

Duroy said yesterday that he would support the condo ban.

Newman said he has not seen the condo ban proposal and declined comment.

Councilman E. Norman Wilson, who supported the weakening of rent laws, said the condo ban "was not a bad idea to try to protect our rental units."



# Indian's death defense says juries were juggled

By Patricia Scott

Defense lawyers representing four Hoboken youths charged in the beating death of Asian American Navrose Mody yesterday formally sought to dismiss their clients' murder indictment due to alleged irregularities by the state in dealing with the initial grand jury that studied the case.

Two separate grand juries were empaneled to review evidence in the case of Navrose Mody, 30, of Jersey City, who was beaten into a coma on Sept. 27, 1987 outside Hoboken's Gold Coast Restaurant at Ninth Street and Willow Avenue.

Grand jury voting tallies supplied to the defense revealed that 12 of the original grand jurors who reviewed evidence in the case in March 1988 voted to return an aggravated manslaughter indictment against the Hoboken teenagers, but two jurors then sought to change their votes.

The defense contends that despite the apparent resolution by the first jury, the prosecution at that time nevertheless opted to return a "no bill" action, dismiss the jury and begin anew with another jury.

The second grand jury, empaneled three months later, studied the same evidence and indicted the co-defendants for murder. The defendants are Ralph Gonzalez, 17, Luis Padilla, 16 and brothers Luis and William Acevedo, 17 and 15 years old, all from Hoboken.

Defense lawyers yesterday contended, in lengthy oral arguments before Superior Court

Judge Kevin Callahan, that the state's dismissal of findings by the first grand jury which voted for an aggravated manslaughter indictment constitutes "prosecutorial interference."

Attorney Brian Neary of Hackensack, who represents Gonzalez, said such conduct involves procedural and prosecutorial irregularity in dealing with the grand jurors and that therefore the subsequent murder indictment should be set aside.

Attorneys said the state's withdrawal from the first grand jury, after that body had exercised its right to act independently, is an "intolerable infringement" upon the role of a grand jury within the criminal justice system.

Assistant Prosecutor Don Gardner, who is now handling the case for the state, argued that since the initial grand jury did not actually return an aggravated manslaughter indictment, there is no earlier resolution to return to.

Judge Callahan yesterday reserved decision on the defense motion, and will issue a formal ruling at next Thursday. He said he expects the trial to proceed, as planned, on Jan. 23.

The parents of Navrose Mody, who sat with their two daughters in the front row of the courtroom during proceedings, received support yesterday from a dozen Asian Indians and a group of New York City-based Guardian Angels.

Both special interest groups said they attended the proceedings as a show of support for the Mody family.



Defendants in the beating death case of Navrose Mody, from left, Ralph Gonzalez, Luis Padilla, Luis Acevedo and William Acevedo listen to their lawyers seek a dismissal of their murder indictment in Hudson County Superior Court yesterday.

Journal photo by John Gaudello

## Condo law gets unlikely support

By Jo-Ann Moriarty 1-16-89

While the Hoboken Law Department is researching the legality of a ban on condo conversions, City Hall observers are analyzing the political maneuverings caused by the tenant-backed petition.

Two tenant groups, the Campaign for Housing Justice and Save Hoboken from Over-Development, collected 1,354 signatures in support of asking the City Council to ban condo conversions. Failure to comply means voters will decide the issue on the May election bal-

lot. The petition has been embraced by not only Councilman Steve Cappiello, a self-avowed development advocate, but Councilmen David Roberts, Edwin Duroy and E. Normal Wilson, who days before Christmas voted to weaken rent control laws.

Observers believe that the political camp running Mayor Patrick Pasculli's election in the spring did not want to be labeled as anti-tenant.

The Campaign for Housing Justice and SHOD began the condo ban petition drive and another petition to repeal

amendments to weaken the rent laws days after the council supported the changes offered by Cappiello and Roberts, a close friend of the mayor.

SHOD ran a candidate for council last November, Steve Busch, a pro-tenant member of the rent board. With a few hundred dollars and a handful of dedicated workers, Busch, a virtual unknown, received 17 percent of the vote in the five-way race. SHOD is expected to run a slate of candidates in the spring and observers say that displacement will be a key issue.

Councilman Thomas Newman, who voted to weaken the rent laws but believes the city should adopt a housing policy, said he saw displacement as a political issue this May.

"That is why SHOD is pushing this. The housing problem is real. I am not saying there isn't a problem. But they clearly want to shape up the issues for the upcoming election," Newman said.

Newman, adding that he was surprised to see Cappiello's support, said, "The question is

See CONDO — Page 6.

## Aim for policy consistency

The Hoboken City Council is twisting itself into knots on the issues of rent control and condominium conversions.

A more consistent attitude and a more coherent policy are needed.

In the latest twist, a couple of members of the Hoboken City Council, David Roberts and Steve Cappiello, expressed support for a municipal ban on conversions of rental units into condominiums.

It seems unlikely that such a proposal would hold up legally. The state law concerning condominium conversions likely would take precedence, making a municipal ordinance on the topic moot.

Beyond that, it's ironic that Roberts and Cappiello now express conceptual support for such a ban. They were among the council members a few weeks ago who voted for an ordinance that amended the city's rent laws in a way that has ramifications favorable to condominium conversion of buildings.

In that ordinance, the council exempted condominium owners who have lived in their unit from being subject to rent controls if they decide to rent the unit to someone else. Roberts said the conception of the ordinance developed when one condominium owner wanted to sublet his place while on sabbatical, and realized he couldn't do it legally and get enough rent to cover the unit's expenses.

As far as it concerned individual owners of a single condominium unit, the ordinance made sense.

The problem was that the ordinance as adopted included a section that extended this same exemption from rent control to owners of buildings being converted to condominiums who invested 50 percent of the building's value into rehabilitation of the structure.

Roberts, oddly, said he supports this provision of the ordinance, even though he was not the one who actually inserted it in the final draft.

What is hard to understand is why an owner who is not converting to condominiums is still subject to rent control after rehabilitating the buildings, while an owner who is making a similar financial investment in rehabilitation but converting the apartment house to condominium units gets the exemption.

Roberts acknowledges the difference — and says rental property owners should be given a similar break, because under the existing rent control it takes too long for an owner to recoup his or her investment in a rental building. But it doesn't appear that the issue was clearly thought out before the majority of the council voted for the change.

To try to put some sense into its policy, Hoboken city officials should:

- Treat rentals of condominium units the same as rentals of non-condominium units as far as rent control is concerned, with owners of one unit only exempt from rent control.

- Urge the state to restrict condominium conversions, but not try to usurp the state role.

- Seek to cut down the backlog of rent board cases, make sure new tenants are informed of their rights under rent control, and then impose a tighter time limit for filing complaints. Rent control should be a consistent regulation, not a sword to hang over a landlord's head if relations become unsatisfactory.

- Examine whether the city's rent law is so restrictive it is encouraging condominium conversions. If that's so, some more concessions to landlords of rental buildings may be in order.

## Traffic study delays hearing on Stevens plan

By James Efstathiou

Last night's scheduled public hearing on a waterfront development proposed for Hoboken was canceled to give the city's traffic consultants time to complete a review of a developer's traffic study.

The hearing was rescheduled for Jan. 31.

The Hoboken Planning Board was set to continue hearings on a 600,000-square-foot commercial project — a pair of office towers — planned for a pier at the foot of Castle Point. The joint developers, Hartz Mountain Industries and Stevens Institute of Technology, were to appear before the board to discuss the project's impact on local traffic.

But the city's traffic consultants, Wilbur Smith Associates, had not completed a review of a traffic study presented by Hartz' traffic planners. Wilbur Smith is summarizing the Hartz study for the board at the developer's expense.

Hartz is seeking variances for height, parking and loading docks for the project.

The developers have appeared at four Planning Board hearings. Last night's was dedicated solely to the Hartz-Stevens proposal.

Plans call for a pair of office towers, 10 and 13 stories respectively, and a 1,250-space parking garage. Site of the project is an existing pier which would be rebuilt and extended to support the project.

A parking variance is required because the developers are seeking to construct fewer spaces than Hoboken zoning laws require.

Similarly, Hartz is seeking to construct fewer loading berths than are required by zoning rules.

Finally, Hartz is seeking approval for the 10- and 13-story structures in an area where current zoning rules allow a maximum height of two stories.

## Dell' Aquila lied, says ex-partner

By Jo-Ann Moriarty

A former partner of Hoboken waterfront developer Anthony Dell' Aquila claims he was tricked into surrendering his share of their billion-dollar project.

Murray Connell is suing Dell' Aquila and court papers indicate the trial will reveal a story of greed, trickery and friendship betrayed.

Connell claims in an affidavit that he was tricked by Dell' Aquila into signing a document in which he unknowingly relinquished any investment he had made in the \$1 billion waterfront project. Connell estimates that amount to be \$3 million.

"Having no reason to suspect his trusted friend and

business partner, and in the atmosphere of haste and urgency created by Dell' Aquila, Connell likewise accepted Dell' Aquila's statements and did not read the letter," court papers filed by Connell's attorneys read.

Dell' Aquila, a self-made millionaire from the garment industry, and Connell, a developer who owns Connell Contracting in Hoboken, had planned to build a sprawling waterfront development on 64 acres at the northern end of the city, stretching from the Maxwell House coffee plant to the Weehawken town line.

According to Connell's affidavit, he played a primary role in getting financing and other support for the project.

Dell' Aquila began a part-

nership with Harry Grant, a Fort Lee developer who wants to build the world's tallest building in Newark. Dell' Aquila and Grant, who wanted to build a 61-story condo on Hoboken's waterfront, have ended their business relationship and are involved in litigation.

According to Connell's affidavit, Connell rushed to Dell' Aquila's office on Jan. 5, 1988, and was told by Dell' Aquila that he had to sign a document stating that Dell' Aquila had sole authority to negotiate a financing package for a New York investment company.

The investment company, Mabon & Nugent, had previously lent Dell' Aquila \$15.2 mil-

See DELL' AQUILA — Page 6.

## Dell' Aquila lied, says Connell

Continued from Page 1

lion to buy the Hoboken Shipyard, which makes up two-thirds of Dell' Aquila's waterfront land. According to Connell's affidavit, he also had to guarantee the loan. Mabon & Nugent is now foreclosing on that mortgage.

The investment firm had been negotiating with Dell' Aquila, Connell and a former vice chairman of investment of Solomon Brothers. Connell, according to court papers, was told by Mabon & Nugent that the firm "to avoid confusion, ... needed to deal with one person only and preferred that it be the property owner."

When Connell rushed to Dell' Aquila's office Jan. 5, according to court papers, Dell' Aquila "had to leave at once for a meeting with Mabon and had to be able to satisfy Mabon that he alone had authority to deal with Mabon." Unless the agreement was "signed that day ... they were walking away from the deal which would hurt both of us," Connell said in an affidavit.

According to Connell, Dell' Aquila told him to sign the agreement and said there was no time for Connell to have the document checked by his attorney. Dell' Aquila summarized what the letter and document said, Connell said.

"I asked Dell' Aquila what such an agreement between

himself and Mabon Nugent might mean to my role and to the commitments he had previously made to me. He stated that there would be no change whatsoever, that I would be made whole and would be included in any deal as previously agreed to," Connell stated.

"He restated that if the whole project had to be sold I would be paid in full plus a share in the profits, or if we had to take in another partner there was no question that I would be included because he would want me there to protect his interest," the affidavit reads.

"Dell' Aquila did not disclose that in the so-called covering letter he had stated that I would not be entitled to any reimbursement for amounts I had advanced, nor did he tell me that the letter I was to sign contained a provision that the efforts I had expended in obtaining financing were to be without compensation," Connell wrote.

Dell' Aquila and Connell are scheduled to be in Superior Court in Jersey City Jan. 27 to ask Judge Stephen J. Schaeffer to dismiss various counts of the suit.

Dell' Aquila's attorney, Robert Delventhal, yesterday refused comment on the litigation. However, he said a formal response to Connell's affidavit will be filed Monday.

## Hoboken faces sewage emergency

HOBOKEN—The City Council will be asked tonight to approve spending more than \$26,000 to repair the city's sewage treatment plant in order to correct what has been called an emergency situation.

Officials fear that a problem with one part of the treatment system, the grit chamber, will damage all the machinery, forcing them to shut down the system.

Public Works Director Roy Haack declared the emergency earlier this month.

State monitors are reviewing the situation to ensure that the damaged system causes no health threats.

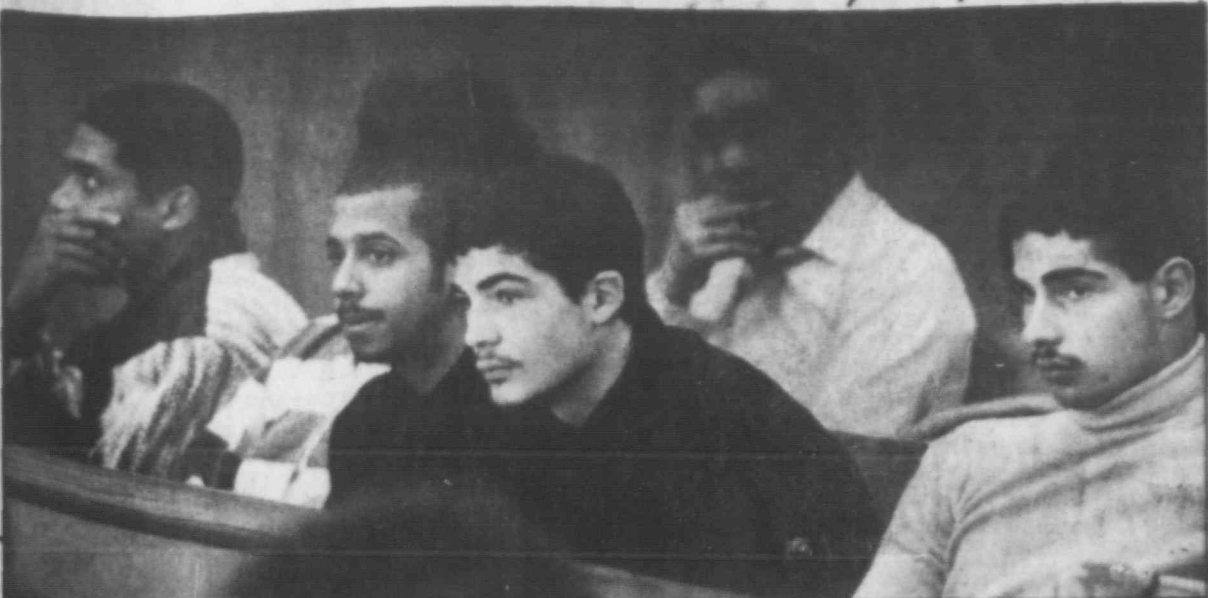
Durr Mechanical Construction Inc. has proposed to repair it for \$26,625. The amount should come from the Interim Facility Fund.

—RANDI GLATZER.



# 4 try to beat death rap

DISPATCH 1-14-89



Ralph Gonzalez, left, Luis Padilla, Daniel Acevedo and William Acevedo, all accused in the beating death of an Asian Indian in Hoboken, are awaiting a judge's decision as to whether an indictment against them can be dismissed.

JOHN GASTALDO POOL PHOTO

## Judge to issue decision next week in Mody case

By NINA SHAPIRO  
The Hudson Dispatch

A Hudson County judge reserved decision yesterday on an effort to dismiss the murder indictment against four teenagers charged in connection with the beating death of Navroze Mody.

Judge Kevin G. Callahan of Hudson County Superior Court in Jersey City said he would issue a decision Thursday.

The dismissal effort offered a rare inside look at grand jury proceedings — which are the defense's basis for the action. Those proceedings were unusual in this case because prosecutors presented evidence to two grand juries.

Defense attorneys charged that prosecutors improperly withdrew the case from the first grand jury because it refused to hand up a murder indictment. A prosecutor previously attributed the action to a remark by one of the jurors which had racial overtones, according to court papers. That juror asked whether the victim was an Indian, according to the papers.

Attorney Brian Neary of Hackensack, representing Ralph Gonzalez, 17, described the withdrawal as an "intrusion by the prosecutor" that threatened the judicial body's "independence."

By law, grand juries are independent judicial bodies that act under the supervision of the assignment judge of the county Superior Court.

Saying they wanted to give moral support to the slain man's parents, several Asian Indian activists and four New York-based Guardian Angels attended the hearing. The case, involving the killing of Mody in September 1987 outside a Hoboken cafe, has become a symbol to many Indians of aggression against their people.

The four suspects are charged with murder as handed up by the second grand jury in May. They are: Gonzalez; Luis Padilla, 16; brothers Daniel L. Acevedo, 15; and William Acevedo, 17, all of Hoboken.

Records of the first grand jury proceedings reveal that on March 23 the panel voted unanimously to indict the four suspects on a charge of aggravated manslaughter. However, during a break in the session, immediately after the vote, two jurors told Assistant County Prosecutor Patrick Raviola they wanted to change their votes, according to the records. No new vote was taken, according to the records.

Two weeks after that session, one grand juror met with Assignment Judge Burrell Ives Humphreys of Superior Court and told the judge he was disturbed that the case was withdrawn from his panel's consideration.

"I believe we weren't given a fair chance to decide the case," said the juror, according to court papers.

Humphreys told the juror he could ask his colleagues to extend their term, which ended that day, or vote again, according to the papers. The panel did neither, and the case was given to a new grand jury.

## RAP

CONTINUED FROM PAGE 1

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## In Hoboken

# Trolley plan pushed

Proposal aims to ease traffic and pollution

By RANDI GLATZER  
The Hudson Dispatch

HOBOKEN — Councilman Thomas Newman wants the city to have its own trackless trolley line which would carry passengers along the waterfront, and has drafted plans that he says can make such a system work.

The trolley-like buses, powered by overhead electric wires, would travel on streets, but without tracks imbedded into the pavement.

Newman, who announced his proposal yesterday, said the mass transit system would make the city more attractive for people and businesses while cutting down on the traffic and pollution rapid development brings.

"We're caught between a need for money that development brings on the one hand and not wanting to be choked by development on the other," Newman said, "and the answer is a mass transit system."

Rather than increasing taxes to pay for the system, Newman said, the city should charter an autonomous, non-profit organization that would raise funds to establish and run the system. His rough plan, prepared with the help of an economist and a transportation expert, estimates the system would cost about \$43 million to start up, \$3 million for financing and about \$14 million per year to run.

And the trolley system would pay for itself if passengers pay 92 cents a ride, the proposal says.

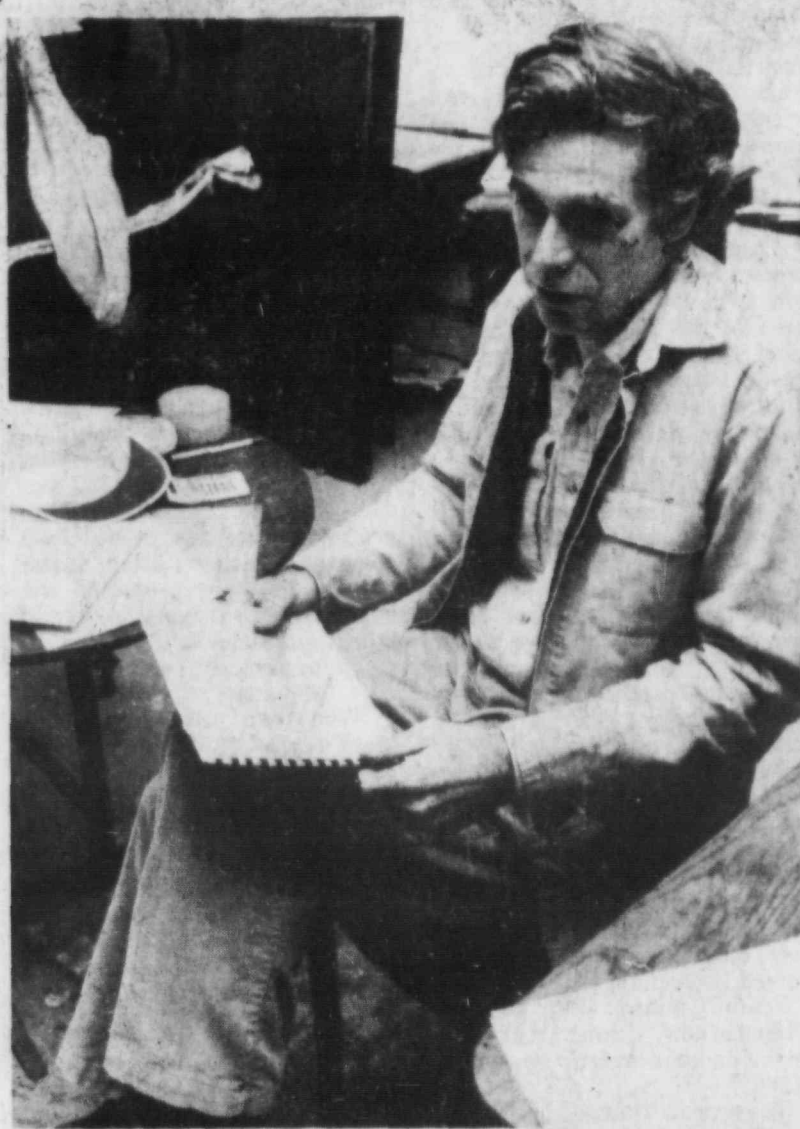
To raise funds, the organization might borrow money through the Hudson County Improvement Authority, which has raised \$175 million from county taxpayers to provide low-cost loans for local projects.

The plan complements a state proposal for a county light-rail system, Newman said. That plan calls for a transit line that would begin in North Bergen, run through Union City and Weehawken, and then travel around the western perimeter of Hoboken and into Jersey City.

"The kind of system we're supporting here is a people-mover rather than light rail," Newman said. The buses would be more compatible with Hoboken street life than the light-rail trolleys, which require fenced-off tracks, he said.

He estimated that 10,000 riders would use the trolleys, which would run from the Observer Highway in the south, along riverfront streets and to the city's northern tip.

If the public supports the pro-



Hoboken Councilman Thomas Newman discusses his mass transit proposal yesterday. Under the plan, trolley-like buses powered by overhead electric wires would run on the city's streets.

LISA BAUSD THE HUDSON DISPATCH

ject and the city agrees to set up a mass transit agency and some funds become available, experts could embark on detailed studies on the plan in the next few weeks, Newman said.

Some officials, developers and community activists, many of whom have long agreed that the city needs a mass transit system, yesterday applauded Newman's efforts to take the first concrete steps. But they said they will have to wait and see if the system he suggests is best.

"Conceptually I think it would be a good idea if we could create an internal mass transit system," Mayor Patrick Pasculli said. "But we have to be sure that in the system that has been proposed, the numbers are right and see if it can really move people through the city the way it says it will."

The mayor said he is having a financial consultant look at the

plans. Stanton Eckstut, the designer of Manhattan's Battery Park City who has also submitted plans for a development on the Hoboken's southern waterfront, will also study the plans, the mayor said.

Local developer Daniel J. Gans of West Bank Construction Corp. said he believes his company and others building in the city are likely to support the project or a similar one, both by "planning around" the mass transit system and by providing funds to get the project moving.

Susan O'Kane of Save Hoboken from Over-Development and the Weehawken Environmental Committee, said she would lobby for any trolley system that is non-polluting. A mass transit system is imperative to cut down on air pollution by reducing traffic, she said.

"It has to be in place before we can go forward with development," O'Kane said.

# Upgraded sewer plant polluting the Hudson

By James Efstathiou

Hoboken's newly upgraded sewage treatment plant has been off-line since Wednesday resulting in the discharge of improperly treated sewage into the Hudson River.

Officials blamed the shutdown on mechanical failures stemming from a plant upgrade completed last summer. The plant has been discharging sewage treated only with chlorine into the Hudson since Wednesday, according to Hoboken Director of Public Works Roy Haack.

However a source familiar with operations at the plant, which also serves Union City and Weehawken, blamed the problems on a design flaw in the upgrading and inexperience on the part of the plant's operating staff.

The state Department of Environmental Protection (DEP) has ordered the city to take immediate measures to repair the plant and return it to its proper operating mode, according to DEP spokeswoman Jeanne Mosley. The plant treats between seven and 14 million gallons of sewage and runoff water a day with a capacity of up to 25 million. Hoboken notified the DEP Thursday of operating problems at the

plant.

A grit chamber made operational last July has been the source of ongoing problems for months, Haack said, and has now completely failed. The chamber is the first screening mechanism for the sewage as it enters the plant. It is designed to remove sand, small rocks, bottles, cans and any large particles coming through the system.

After passing through the grit chamber, sewage enters settling tanks where sludge is removed from the effluent. Two of three settling tanks at the plant are down, Haack said, possible as a result of the failure of the grit chamber.

In addition, a de-watering facility and three scum removing pumps have also failed. Finally, electrical problems which have plagued the plant recently including short circuits helped contribute to the shutdown.

"The whole plant is physically down," said Haack. "Sewage is being discharged into the river except for chlorination at the end."

The plant was upgraded to the primary treatment level last summer with the help of Hartz Mountain Industries which paid for most of the \$6 million job. A sewer ban imposed by the DEP in 1985 prompted Hartz to upgrade the plant in order to get its Lincoln Harbor development on line.

That upgrade included the installation of the grit chamber and new electrical systems which have now failed. According to a source familiar with the plant, a grit chamber with a greater capacity was needed. The installation of the smaller chamber may have overworked the plant's electrical system.

"A lot of the electrical parts were blown out due to overwork," according to a source who wished to remain anonymous. "They didn't anticipate what they're getting. It could be a design flaw or just a simple mistake."

In addition, a host of new, inexperienced employees at the plant could have contributed to this week's shut down, the source said.

"The grit chamber is overworked and I don't think the employees understand the use of it," according to the source. "And I don't think it's the right grit chamber for the city of Hoboken."

Haack agreed that questions concerning the grit chamber were raised when it was installed. He also confirmed that eight new employees and 12 other plant workers are currently enrolled in Hudson County Vocational School taking courses which will earn them certification to run the treatment plant. The plant is currently staffed by 25 workers.

Haack denied, however, that inexperience was a factor in the shut down.

According to a DEP consent order, Hoboken must receive bids to upgrade the plant again to the secondary treatment level by Feb 15. Secondary treatment removes 85 percent of the pollutants from wastewater.

The project was put out to bid last year, however specifications were modified when bids came in too high.

In regard to the current shutdown, the DEP has requested the city to phone in daily progress reports and to submit a report explaining the cause of the breakdown and proposed preventive measures in two weeks.

Hoboken's sewage engineers, Lawlor, Matuskay and Skelly of Pearl River, N.Y., have estimated the cost of repairing the grit chamber at \$26,625 according to Haack.

whether the city should rehabilitate a building or construct one, how much establishing the precinct would cost, and where to obtain funds for the project.

Pasculli backed out of the deal to lease Rue School from the board for four years on Friday, because he said the city could not afford the rent. Those funds should instead be set aside to pay for a new facility, he said.

Officers yesterday expressed both hope and skepticism for plans to move them from the precinct, which is plagued by roaches and leaky toilets, and was recently cited for 95 state health and safety violations.

"As a police official I know what I would prefer," Crimmins said yesterday. "But I'm only one of the members of the committee."

The report will also recommend

# Pasculli would keep waterfront analysis secret

By Jo-Ann Moriarty

Hoboken Mayor Patrick Pasculli wants to put a gag order on the Waterfront Advisory Committee when the anticipated financial report detailing a development's economic feasibility is submitted to the city.

Pasculli said yesterday that he was "going to insist" that the near 20 members of the WAC team sign a statement agreeing to keep secret the awaited financial analysis, which is expected tomorrow.

The financial analysis will determine whether it is financially possible to build the waterfront development envisioned in a draft plan that has been endorsed by the committee.

Pasculli said the analysis will contain information that could tip off would-be developers, thus weakening the city's chances of getting the best deal at the best terms.

He said he would make the report available to the full City Council.

The waterfront negotiating team has endorsed a draft plan to build a 3.2-million-square-foot development along the Hudson River on 16.9 acres of city-owned land. The plan includes a 25-story office tower at the end of Pier A, located at the southern end of the city, a hotel tower also on Pier A and another commercial tower.

About 1,600 housing units would be built on about 1.6 million square feet of land. Another 1.6 million square feet would be used for commercial development.

But Pasculli is concerned that the financial analysis may contain sensitive information.

While Councilman Steve Cappiello, a member of the negotiating team, said that he would "certainly sign and I would keep the material confidential," he questions how the mayor is going to keep the information confidential.

Councilwoman Helen Cunningham, also a team member, said she has no problem with signing the gag order but she does not believe the information should go to three people on the board who serve as the public sector.

Cunning said those people,

Neary, one of two defense attorneys who gave oral arguments, contended that the aggravated manslaughter indictment should stand.

To do otherwise, he said, would be tantamount to telling grand jurors that "it doesn't matter" how they vote "because the prosecutors can do what they want."

Assistant County Prosecutor Donald Gardner responded that the decision to withdraw the case was within the prosecutor's discretion.

"The state has the right, the absolute right, if there are irregularities to make modifications," he said.

He acknowledged, however, that the racial remark made by one juror was of "infinitesimal" consequence.

After 1½ hours of arguments, Callahan said he needed to review his notes before making a decision.

The victims' parents, present at the hearing, said they were upset that the charge against the defendants might be reduced given the violent nature of the crime.

"It's unbelievable that anyone could say it was not murder," said Janshed Mody, the victim's father.

His wife Khorshed described the fatal beating as "something unimaginable. They finished him right there."



# POLICE TAKEOVER MIXED

## Pasculli still looking for new Police HQ

By Jo-Ann Moriarty

Hoboken Mayor Patrick Pasculli, quickly rebounding from failed plans to relocate the police station to the David Rue School, yesterday appointed a search team to find a new location.

Hudson County Prosecutor Paul DePascale has agreed to serve as a member.

"I asked him to serve on the committee and he said he would and that he would lend his expertise to help the city in any way," Pasculli said.

The search team is assigned the task of finding possible sites for a permanent location for police headquarters, now in the basement of City Hall.

Pasculli had wanted DePascale to conduct a complete review of the Police Department for a possible reorganization, but DePascale has informed the mayor that he will

not accept the job because of delays in relocating police headquarters.

DePascale declined the invitation after the mayor aborted his plans to relocate the decrepit quarters into the newly renovated Rue School, which the Board of Education had closed during the summer to save money.

Pasculli said that the school board was demanding rent and that the city could not afford that expense in light of the other expenses it would have, such as utilities, maintenance and insurance. Pasculli wanted to rent the facility for \$1.

Although he was not specific, Pasculli yesterday said that "a number of people are trying to obstruct my efforts in this and I am not going to let that affect this process."

Meanwhile, Joseph Rafter,

See PASCULLI—Page 6.

## Pasculli still looking for new Police HQ

Continued from Page 1

school board chairman, said he was surprised by the mayor's sudden decision not to push the Rue School plan with the school trustees.

Rafter said that although the board wanted to make some money for the school system on the deal, he said that members were "not expecting that much."

Pasculli said he had a brief, cordial conversation yesterday with DePascale who accepted his invitation to sit on the search committee.

Also appointed were Police Chief George Crimmins; Detective James Fitzsimmons; head of the patrolmen's union; Sgt. Joseph Petrillo; head of the superior officers' union; Law Director Eugene O'Connell; Councilman Edwin Duray; Business Administrator Edwin Chius; Roy Haack, public works director; and James Cauffield, a local engineer and member of the Hoboken Sewer Authority.

"I am asking them to search the city for a possible site for a permanent police facility. In

that search they will be looking at privately owned and publicly owned property. I want them to come back with a report on the feasibility of a number of different sites within the next 30 to 45 days," Pasculli said.

Crimmins said that he was disappointed the move was delayed but that he thought the mayor had put together a good committee.

The chief said he had an idea for a site in the center of the city but declined to give details.

Fitzsimmons, who wrote a letter on behalf of the patrolmen's union voicing concerns about moving into the Rue School at Third and Garden streets, yesterday said that he was glad the administration was seeking representation from the patrolmen.

He said he also had possible sites in mind, but would not name any.

Although the patrolmen's union was concerned that the headquarters would disturb the residential neighborhood, he said that police officers "really want to get out of here."

## DePascale withdraws reorganization offer

By RANDI GLATZER

The Hudson Dispatch

HOBOKEN—Hudson County Prosecutor Paul M. DePascale yesterday backed off from assuming control of the city's police force because plans to move the department to new quarters have fallen through.

Mayor Patrick Pasculli dropped plans on Friday to move the department to the David E. Rue School, saying that the city cannot afford to rent space in the school from the Board of Education.

DePascale said the city has almost certainly missed its chance to acquire the help of a Washington-based management consulting firm that he hoped would study and reorganize the department. And without the firm, DePascale said, he will not become the city's public safety director.

"What's the point?" DePascale asked. "Even if the city finds a new home for the department in the spring, the firm—Police Executives Research Forum—will be booked up," he said.

The prosecutor said he will not turn to another, less-prestigious concern or handle the restructuring on his own.

"I certainly don't have the time or individual knowledge to do it," he said.

The prosecutor was invited by Pasculli last summer to reorganize the department. DePascale said any improvements would be useless if the police officers are still working in their cramped, dilapidated headquarters beneath City Hall.

The mayor has promised to upgrade police headquarters.



PAUL M. DEPASCALE  
City missed chance.

But DePascale said that repairing the current facility, which has been called unsafe and unsanitary by the state and a "hellhole" by police officers, would be merely like "taking a catastrophic situation and turning it into a disaster." He said such work would not be enough to persuade him to join the department.

Some officials yesterday criticized the city's handling of the proposed move and police restructuring.

"I applaud the prosecutor's good intentions," Councilwoman Helen Cunniff said, "but it's obviously another mixup on the administration's part."

Cunning and Councilman

Please see HOBOKEN Page 6

## HOBOKEN

CONTINUED FROM PAGE 1

Joseph DellaFave, both of whom were initially opposed to the move, said the city seems to have dropped its efforts without much of a fight.

DellaFave said he still questions the wisdom of inviting DePascale to take over the department. The prosecutor is still at work on several investigations involving this city, and DellaFave has pushed for closing of those investigations before DePascale is entangled making policy here.

In addition, DellaFave said, new questions have been raised by reports that several people working in the Prosecutor's Office are under investigation.

One of those is Carmen LaBruno, the former Hoboken police captain who now serves as the prosecutor's chief investigator. Information surfaced last week that LaBruno is the subject of a federal tax investigation.

DePascale said yesterday that LaBruno would play a vital role in any reorganization plan for the local department. LaBruno would form the link between the police department, the consulting firm and the prosecutor, he said.

## Minorities' hire method is revamped

By James Efstathiou

The Hoboken Board of Education revamped its minority hiring program and reduced voting hours for the next school board election during Tuesday night's meeting.

To achieve greater minority representation among school personnel, the board agreed to refer all hiring recommendations to a standing committee.

The action came in response to a concern by some board members that minorities, Hispanics in particular, which constitute a majority of the school population and the community, were not proportionately represented in school jobs.

The board tabled a resolution to hire two substitute teachers. That recommendation, along with future hiring proposals, will be reviewed by the board's School Programs Committee which will subsequently bring hiring recommendations before the full board.

"As board members, we are concerned that there is a problem and we would like to reach out," said trustee Lourdes Arroyo who will chair the committee. "We are going to review the present employees and see how we are doing on affirmative action and see if there's a need to look into the problem of minority representation."

School administrators agree that minorities are not represented among school employees to the same degree as they are in the community. They blame the discrepancy, not on hiring procedures, but on the make-up of the pool of qualified applicants.

"That's a misconception," said Schools Superintendent Walter Fine. "As we stand now, anybody that walks into this office and wants to get on a substitute list is entitled to do it."

Lists of qualified substitutes are sent from Fine's office to the board for formal approval. However, because of declining enrollment and layoffs, substitute teachers are hard to get, said Assistant Superintendent Frank McGordy.

The board voted to hold the board elections from 2 p.m. to 9 p.m. on April 4. A minority of trustees said they felt that polls should be open all day as in general elections, but those advocating a shorter day won 6-3.

The board voted not to send out sample election ballots, but to print a sample ballot in the high school newspaper, "Insight." School districts are not required to issue sample ballots.

## Wants waterfront site

## Hartz proposes deal for Hoboken transit

By RANDI GLATZER

The Hudson Dispatch

1-17-89

HOBOKEN—The president of Hartz Mountain Industries said yesterday he is willing to offer a trade to the city: his help in building a mass transit system in exchange for control of some coveted waterfront property.

Gene Heller, president of the Secaucus-based company, believes that without the help of Hartz, or another large developer, the city is unlikely to get the project off the ground. Hartz, developer of a huge tract of land just north of the city in Weehawken, is likely to be an influential player in any mass transit plans here.

Heller contended that a mass transit system will only work here if offices are built on the waterfront at the same time.

"You don't crawl before you can walk," Heller said.

Councilman Thomas Newman outlined preliminary plans for a mass transit system last week, saying that a public, non-profit agency chartered by the city could build a trolley-bus line or similar system along the waterfront.

Hartz has long eyed precious property owned by the city on the southern waterfront. Although Hartz has submitted plans for a \$500 million complex on that land, between First and Fifth streets, the city has been negotiating a deal to develop that project with the Port Authority of New York and New Jersey.

Mayor Patrick Pasculli wants a \$75 million complex of office towers, parks and walkways built on the site, designed by Stanton Eckstut, who designed lower Manhattan's Battery Park City.

Heller said Hartz does not have a new proposal for the city which would include a mass transit plan, but said he thought of the idea when Newman presented his proposal to Hartz last week.

Newman said he was encouraged by Heller's reaction to his rough plan, since it shows major developers agree Hoboken will need a mass transit system to combat congestion and pollution as building progresses.

But Newman said he believes a public entity, which might issue bonds backed by the county to finance the \$43 million plan, should try to run its own mass transit system.

## Police HQ decision puzzles observers

By Jo-Ann Moriarty

1-17-89

The aborted plans to relocate the Hoboken police headquarters and bring in Hudson County Prosecutor Paul DePascale to revamp the department have caused a setback for Mayor Patrick Pasculli's administration.

"It is a minor setback," Pasculli said yesterday. "I am a bit disappointed. But it will not hamper my efforts to relocate the Police Department and put into place an improvement plan."

Pasculli unexpectedly decided not to push his plan before the Board of Education to rent the closed David Rue School to house police headquarters.

DePascale subsequently announced

he was withdrawing his offer to reorganize the Police Department because he wanted a new headquarters. Pasculli yesterday seemed very understanding of the prosecutor's decision.

"He took the position since March that he would not come until we successfully relocated the police precinct. The Board of Education is requiring a rent from us. He told us that he did not have funding for that item and the city is not in the position to pay rent for three to four years," Pasculli said.

But the break-up in the plans left many city officials wondering what really happened. After all, Pasculli has made it clear that he is committed to police reform and relocating the headquarters. For example,

soon after he was appointed mayor by the council last March, he quickly set into motions plans to bring in DePascale.

Joseph Rafter, school board president, said he and "other board members, including Pasculli supporters, were shocked" by the mayor's decision not to negotiate a rent agreement.

"Something is wrong. We were not asking that much from the city," Rafter said. "I think there is something else going on that he is not telling me."

School Trustee James Farina, one of the mayor's closest friends, was noticeably absent from the Friday meeting, said Rafter.

See POLICE HQ — Page 6.

## Cops nab suspect after chase in cab

HOBOKEN—A homeless man who police said threw bottles at PATH workers was arrested yesterday after Port Authority Police commandeered a taxi to chase him across town, according to police.

Edwin Alston, 22, no known address, was charged with assault, weapons possession, drug possession and resisting arrest. He was being held at Port Authority of New York and New Jersey Police headquarters at Journal Square in Jersey City yesterday pending his arraignment in Hudson County Central Judicial Processing Court in Jersey City.

According to Police Officer Bernard Frain, he and his partner, Wayne Picone, were on patrol at 4 a.m. in the PATH station here when they heard glass breaking and a scream. A man then ran out of the station and continued north on Washington Street, Frain said.

Frain said he and his partner asked a taxidriver waiting outside to let them use his vehicle, pursued Alston and caught him at Court Street. The officers learned later that Alston had hit two PATH workers with bottles because they would not let him into a bathroom, Frain said.

JONATHAN BRINCKMAN.

## Newman asks action on transit

By James Efstathiou

1-16-89

Hoboken must take the lead in creating a city-wide mass transit system in order to fully capitalize on the area's growth potential, says First Ward Councilman Thomas Newman.

To meet the city's future transportation needs, Newman has proposed formation of a private nonprofit agency to develop new transit systems under a city charter.

Calling mass transit the "backbone" of waterfront development, Newman released a study on Thursday that outlines in general terms the city's transit needs and lists possible solutions.

"Mass transit is a necessary thing if we're going to have any commercial development on the waterfront," Newman said. "There's a tremendous urgency to move with this. We're at the point of making major decisions on the waterfront."

But although Hoboken Mayor Patrick Pasculli said the overall idea to create new transportation systems was a good one, he expressed disappointment that Newman failed to consult the administration's Waterfront Negotiating Committee before doing his study.

"I think it should have gone through our planning process at the inception," Pasculli said. "First we have to find out if the plan he's proposing is feasible. Only experts in the field can tell us that."

Pasculli has submitted the plan to Hoboken's planning consultants, the Ehrenkrantz Group and Eckstut of Manhattan, for their review.

Newman was scheduled to discuss his proposal yesterday with representatives of the Hudson River Waterfront Transportation Office of New Jersey Transit (NJ), the agency charged with developing mass transportation systems along an 18-mile stretch of the waterfront.

Earlier in the week, he reviewed the study with Eugene Heller, the president of Hartz Mountain Industries, the waterfront developer with a direct interest in mass transit.

"Their off-the-cuff response was they'd even build it as part of a package to develop the Hoboken piers," Newman said of Heller's reaction.

"It's positive. They clearly understand the need for mass transportation."

Barbara Lawrence, vice president of the Regional Plan Association, a group which re-

searches transportation, housing and environmental issues, says that any transportation alternatives Hoboken contemplates should be compatible with regional systems.

"The solution to Hoboken's traffic problems are not Hoboken's alone," says Lawrence. "Whatever Hoboken does it really has to do in concert with its neighbors."

Newman describes the study as a starting point from which city lawmakers could begin a dialogue on mass transit.

Mass transit goals outlined in the plan include identifying the city's present transit needs, minimizing negative impacts such as traffic and parking, and compatibility with other transit systems in the area.

The study identifies transportation technologies that could be used in the city—as long as they maximize economies of scale, are environmentally suitable, and complement Hoboken's predominantly 19th-century architecture.

One possibility is the use of electrical trolley buses currently operating in major cities like Philadelphia and Toronto.

The study says the agency that would create and manage the system should be accountable to all constituencies in the

city, "... but should be a step removed from the political winds that drive local politics."

Newman stressed that his proposal wasn't intended to score political points, or to become an election issue.

"I'm the councilman in the First Ward. The First Ward stands to suffer if we don't do things right," Newman said.

Councilwoman Helen Cunniff praised Newman's efforts to initiate dialogue on mass transit, discussions she said have been lacking in the past.

"Doing the planning with public input is most important, and I think Tom Newman has provided the first step for that process to begin," she said.

A state plan unveiled in 1985 to create a regional mass transit system in and around Hoboken is still in the planning stages and remains years away from completion.

NJT plans to retain a consultant to undertake a two-year environmental impact study on the state plan, a first step forward for the plan, says Anthony L. Grazioso, NJT director of public affairs.

This week, NJT initiated rush-hour express service to Hoboken Terminal and Lincoln Harbor from Journal Square.



# Improvement of sidewalks on City Council's agenda

By James Efstathiou

Improving the quality of Hoboken's sidewalks is the intent of an ordinance set for introduction at tonight's City Council meeting.

The measure is designed to make it easier for city inspectors to enforce regulations pertaining to the maintenance of public streets and sidewalks. While the law covers public walkways throughout the city, the change is likely to have the greatest impact on conditions in the western half of Hoboken.

Historically dominated by commercial and industrial interests, sidewalk and street conditions in western Hoboken are typically the worst in the city. The recent boom in residential development in the area, however, has brought with it an influx of homeowners and tenants who have become increasingly dissatisfied with the shape of their streets and sidewalks.

"My particular building is paying over \$100,000 a year in taxes," said Jim Mancuso, a police officer and resident of a new condominium at Eighth and Jefferson streets. "Why are we not entitled to the same services as someone uptown? We pay the same taxes but shouldn't have the same quality of life?"

Mancuso, who led residents, developers and tenants of the area to a series of meetings with city officials, first became involved in the problem by lodging a citizen's complaint against B&S Foods. The sidewalk around the food distributor, like many in the area, consisted of dirt and debris and was in violation of city standards, Mancuso said.

"His lot is totally illegal," Mancuso said. "It was a dangerous condition. It was being used as a dog run."

City inspectors agreed, but said that while laws existed to compel property owners to re-

pair broken or unsafe sidewalks, there was no similar code pertaining to non-existing sidewalks.

"We had no ordinance," said city inspector Jim Pasquale. "We didn't know what to give a summons on."

The proposed changes were created in response to what Pasquale believed to be a crack in the city's enforcement capability. However, according to zoning officer Michael Ocello, only indifference prevented inspectors from enforcing existing sections of the zoning ordinance which require property owners to build and maintain sidewalks.

## Rue School offer open despite Pasculli move

By James Efstathiou

Hoboken Mayor Patrick Pasculli has grounded his plan to relocate police headquarters in the vacant Rue School before it ever had a chance to fly.

But board members say they are still willing to negotiate.

"We met Saturday and Monday with the Board of Education and they were steadfast with their position that tenants

would have to pay full rent," said Pasculli. "We know that we weren't able to pay operating costs and rent."

Board members were informally notified of Pasculli's intentions to lease a portion of the building for \$1 a year plus maintenance expenses. However, no formal proposal was ever submitted.

"We hadn't made any counter proposal, but the may-

See RUE SCHOOL — Page 6.

## Rue School rental still negotiable

Continued from Page 1

or was saying that if you don't take our proposal as it is, we're withdrawing it," said board President Joseph Rafter. "I don't know why he did it, but clearly it could not be because of the amount the board was asking."

Rafter declined to spell out what rental terms were discussed in closed sessions.

When the school was closed in July, the board agreed that any future use of the building should not only generate revenue to support the school budget but should service a community need. When the Police Department plan first emerged, it was generally accepted by the board as a legitimate offer pending negotiations on certain terms.

Part of those considerations centered around the city's decision to appeal a state ruling returning a \$2.8 million cut to school coffers. In negotiations, the council hoped to convince the council to drop the appeal for its consideration of the Rue School proposal.

"If the proposal is presented and the council is willing to drop the appeal, I would think about leasing the school to the city for Police Headquarters," said board Vice President Lourdes Arroyo.

"It was inferred in sidebar conversation that we expected that appeal to be dropped prior to entering into a negotiation," said trustee Richard England. "But that had no impact on what they proposed on Rue School."

The board will accept proposals for the school until Jan. 27. If no new propositions are submitted, the net effect of entertaining the police headquarters plan will be to set back board action on the school, according to trustee Gerard Costa.

"We only opened up the process again because the city expressed interest," said Costa. "This entire event has stalled us for perhaps a month because the Jan. 7 closed session was planned to move ahead on the project. Now we won't discuss proposals until Jan. 27."

Pasculli said he would appoint a committee to research sites for a new department and funding mechanisms to help finance construction.

## Mody case charge of murder upheld

By Patricia Scott

A Superior Court judge yesterday upheld the murder indictment against the Hoboken teens charged in the beating death of Asian Indian Navrose Mody.

Judge Kevin Callahan ruled that the murder indictment returned by a second grand jury that studied evidence in the Mody case is legally binding.

Defense lawyers, who are scheduled to challenge the judge's ruling at an appeals court hearing this morning, had sought to have the murder indictment dismissed because of "prosecutorial interference" in the first grand jury that considered the charges.

Callahan said he found "absolutely not a hint" of interference in Assistant Hudson County Prosecutor Patrick Raviola's treatment of the initial grand jury that reviewed evidence last March.

Callahan said Raviola answered all questions put to him

by jurors "adequately and completely," made no attempt to mislead or bias jurors and generally handled the case in an exemplary manner.

"I cannot find any kind of conduct that could render this (murder) indictment improper," Callahan said.

"The prosecutor even went to Assignment Judge (Burrell Ives) Humphreys for an independent opinion. He made no attempt whatsoever to circumvent or thwart the grand jury process," the judge said.

Two separate grand juries studied the case of Mody, 30, who was beaten to death on Sept. 27, 1987 after leaving a Hoboken restaurant with a friend.

Twelve jurors in the original March 1988 grand jury voted to charge the four youths with aggravated manslaughter, but two jurors then changed their minds.

That grand jury was dismissed after a no-bill action

See MODY — Page 6.

## Mody murder charge upheld

Continued from Page 1

was decided. That would have meant the four would not be indicted.

However, a new grand jury was empaneled in June 1988 to begin a new review. That jury returned the murder indictment.

The teens' defense lawyers sought to dismiss the murder indictment brought by the second jury and return to the original jury's decision not to indict.

Callahan yesterday concluded that the vote taken by the first jury was not legally binding since it was never put

in writing or reviewed by Humphreys. "Grand jurors have the right to change their minds, as often as they need or want to," Callahan said. "There was never a vote, and never an indictment, with the first jury because it was never formalized in writing and never went to Judge Humphreys for review."

Callahan said the first grand jury, therefore, never reached the stage where any resolution was legally valid.

"I know defense lawyers can find all kinds of nefarious reasons to say the case is tainted but I see no evidence of that," the judge added.

The four youths charged in Mody's death — Ralph Gonzalez, 17, Luis Padilla, 16, and Luis and William Acevedo, 17 and 15 — watched the proceedings impassively from a rear row of the courtroom.

The case was to go to trial Monday, but the appeal will delay it indefinitely.

The defense attorneys filing the appeal today have been ordered to appear before Callahan tomorrow to discuss the outcome of the appeal and set a trial date.

## Stevens got a lot done with council

By Jo-Ann Moriarty

While most drivers will still find parking a nettlesome problem in Hoboken, Stevens Institute of Technology officials came away from last night's City Council meeting with a one-dollar lease allowing them the use of the Fifth Street Pier as a parking lot.

The college is responsible for insurance and is liable for damages resulting from use of the lot by commuting students, according to the ordinance approved by the council.

The measure, sponsored by Councilwoman Helen Cuning and Councilman David Roberts, states that Stevens must hire security personnel and ensure that the lot is used only by students who commute.

The sponsors contend that leasing the pier to the students will relieve parking congestion, especially when recreational programs are held in the area.

The lease allows Stevens to use the area for recreational programs.

The agreement can be revoked by the city upon a 30-day written notice.

The City Council and Mayor Patrick Pasculli ended the meeting with a closed-door session on plans to develop the 16.5 acres of city-owned land along the Hudson River.

The officials were expected to receive a sensitive report last night from financial experts the city hired to determine the economic feasibility of the waterfront development plan the city is considering.

The waterfront negotiating team has endorsed a draft plan to build a 3.2-million-square-foot development along the river.

About 1,600 housing units are planned for 1.6 million square feet of land.

Another 1.6 million square

See STEVENS — Page 10.

# Voter tallies off but insignificant

By James Efstathiou

Ballot totals from two voting machines used in the November municipal election in Hoboken were improperly recorded on tally sheets, said officials with the Hudson County Bureau of Elections yesterday.

However, neither of the discrepancies was large enough to have an impact on the final outcome of the election.

In the election, Mayor Patrick Pasculli defeated runner-up Councilman Joseph Della Fave by 369 votes, according to updated figures. Council President Robert Ranieri and Robert King were also on the ballot.

In one instance, Della Fave was reported to have received 40 fewer votes than the actual count on the machine. In another,

Ranieri was reported to have received 109 more votes than the actual count.

Betty Outlaw, deputy superintendent of elections, said both errors were the result of poll workers' improperly recording the count from voting machines. The errors were discovered as a result of a court-ordered recount of votes conducted yesterday and prompted by a civil complaint lodged by Della Fave.

In his complaint, Della Fave charged that state election laws were violated on numerous occasions during the election. Irregularities ranged from allegations of campaigning in polling places to reports that several machines were not functioning properly on Election Day.

A separate inquiry into the election was launched by the

FBI a week after the vote. The FBI examined the voting machines used in Hoboken, which are stored in a county warehouse in Kearny. The FBI released the machines in December, according to county election officials.

In addition, the FBI confiscated voter registration books, absentee ballots and voter authorizations, according to county officials. Those documents have yet to be released by the FBI and could still be examined in the recount.

The error in Della Fave's vote count was discovered in the Second District of the city's Sixth Ward. That same district is the focal point of an investigation by the Hudson County Prosecutor's Office into allegations that fraudulent votes

See VOTER — Page 6.

## Voter tallies off but insignificant

Continued from Page 1

were cast in a pair of 1987 elections.

After the election, Della Fave was reported to have received 154 votes at the poll in question. Yesterday's recount revealed that he in fact re-

ceived 194 votes at that poll, according to Outlaw.

The error in Ranieri's vote total was found in the Fifth Ward, Fifth District poll. A poll worker recorded 127 votes for Ranieri when he actually received 18.

Officials recounted only those votes cast for mayor. In addition to the incorrect vote counts described above, the vote tallies of two machines were transposed with one another, Outlaw said. That error, she added, would have no effect on the outcome.

The recount took about 45 minutes, according to Outlaw. She and Superintendent of Elections Harvey Birne went from machine to machine in the warehouse reading off vote totals which were recorded by a member of the county clerk's office.

Those figures were matched against tally sheets completed by poll workers on Election Day.

## RECOUNT

CONTINUED FROM PAGE 1

the unexpired term of Mayor Thomas P. Vezetti, who died in March. Pasculli was chosen as mayor by the City Council to serve until the Nov. 8 election. An election for a full, four-year term will be held in May.

In November, Della Fave filed suit to obtain the court order for a recount. The suit named Pasculli, the Board of Elections, County Clerk Frank E.

Hoboken election

## Della Fave still loser in recount

Small discrepancy uncovered, but the results are unchanged

By RANDI GLATZER

The Hudson Dispatch

HOBOKEN—A preliminary recount of votes from the Nov. 8 bitter mayoral election has turned up 40 votes from a single voting machine that should have gone to the defeated candidate, Councilman Joseph Della Fave.

But the discrepancy is not nearly enough to change the results, since the 2nd Ward councilman lost to Mayor Patrick Pasculli by 409 votes.

The councilman received a court order to conduct the recount from Assignment Judge Burrell Ives Humphreys of Hudson County Superior Court in Jersey City only a few days after the election.

Della Fave examined voting house yesterday, along with a team that included county Board of Elections officials, city administrators and an attorney for Pasculli.

A recount had been delayed because the city's voting machines were impounded by the FBI in November, and only recently released.

The FBI, which still has other documents from the balloting, has not disclosed why it is investigating the city's election. No results of the federal investigation have been released.

The team found that one voting box from the 2nd District in the 6th Ward counted 194 votes for Della Fave, although a Board of Elections official had tallied only 154 votes for the councilman, Deputy Elections Superintendent Betty Outlaw said.

Had the 40 votes been recorded correctly, Della Fave would have defeated Pasculli, who garnered 187 votes there, in the district.

The 6th Ward is currently the focus of an investigation by the county Prosecutor's Office into alleged voter fraud in past elections.

Pasculli could not be reached for comment yesterday.

The special election was held in November to fill

Please see RECOUNT Page 4

## Bank begins foreclosure on Dell' Aquila property

By Jo-Ann Moriarty

As Hoboken waterfront developer Anthony Dell' Aquila staved off charges yesterday that he tricked his ex-partner out of millions of dollars, a New Jersey bank began foreclosure proceedings on the Todd Shipyards and nearby property.

The Citizens First National Bank of New Jersey has begun to foreclose on three loans totaling \$10.2 million in mortgages on some of the 94 acres of land owned by the local garment manufacturer.

The bank is the second lending institution to go after Dell' Aquila's land. Mabon Nugent & Co., a Manhattan investment company, is foreclosing on a \$15.2 million mortgage Dell' Aquila secured to buy the Hoboken Shipyards, which covers 64 acres.

Meanwhile, Hoboken Law Director Eugene O'Connell said that some of the land on which Citizens First is foreclosing is owned by the city and not Dell' Aquila. The land, on the Todd Shipyards property, is about one acre above ground and 40 acres underwater, he said. The case has not come to trial.

To complicate his troubles, Dell' Aquila is being sued by his ex-partner, Hoboken developer Murray Connell, who said he was cheated out of millions of dollars, and by Fort Lee developer Harry Grant, with whom Dell' Aquila formed a partnership after his agreement with Connell fell through.

Grant is suing Dell' Aquila for reneging on their business deal. Dell' Aquila, in a counterclaim, maintains that Grant broke the agreement by failing to secure financing for the development.

Dell' Aquila had visions of building a \$1 billion empire on the Hudson River waterfront in the northern end of the city. And despite the pending litigation and foreclosure proceedings, Dell' Aquila, who made his fortune manufacturing lingerie, remains confident that he will keep his land.

The Dell' Aquila-Connell litigation will continue for pre-trial motions Jan. 27. Murray

Connell claims in an affidavit that he was tricked by Dell' Aquila into signing a document in which he unknowingly relinquished any investment he had made in the \$1 billion project. Connell estimates that amount to be about \$3 million.

Connell said that he signed a letter without reading it because Dell' Aquila said he was in a rush to meet with a Manhattan investment company on the possibility of financing the waterfront project. Dell' Aquila, according to Connell, said he needed to prove to the company that he had the sole authority to negotiate a financing package.

Connell contends that he signed quickly because Dell' Aquila was his friend, godfather to his son and business partner, and he had no reason to suspect him.

But Dell' Aquila in an affidavit offers a different account of what happened when the two met Jan. 5, 1988 and Connell agreed to sign a two-paragraph letter.

"In my presence, Mr. Connell read and re-read my letter of Jan. 5 and read and executed the so-called waiver letter. The waiver letter was witnessed by Mr. (Thomas) Stagnitti and Mr. Connell signed at least one copy of the letter in front of Joanne Bauer, a member of my staff and also a notary public of the state of New Jersey," the affidavit reads.

At that meeting, Dell' Aquila showed Connell another letter in which Dell' Aquila tells Connell that their relationship is terminated and as a result, "you shall not be entitled to any monetary reward or reimbursement of any monies you may have advanced or expended."

Connell, according to Dell' Aquila's affidavit, agreed to sign the following letter.

"It is understood that the undersigned, Murray M. Connell, my heirs, successor and assigns, shall have no rights, title or interest in any of Anthony Dell' Aquila's assets, properties wherever situated, or rights of any kind in any properties he may hereafter acquire or which may prospectively accrue to his benefit, by

reason of any discussion or meeting held between the parties, alluding to the possibility of my acquiring a partnership equity interest in the proposed Waterfront Center L.P.

"Moreover, any efforts I may have expended in connection with obtaining financing for the benefit of the Waterfront Center L.P. or for the benefit of Anthony Dell' Aquila individually shall be without compensation or reward, monetary or otherwise," the letter reads.

Paul DeFilippo, Dell' Aquila's lawyer, said he was confident his client would not lose his waterfront empire.

DeFilippo said that in pre-trial motions, a Superior Court judge has dismissed Connell's and Grant's claims to the property.

"Now that the court has dismissed both Harry Grant's and Murray Connell's legal restrictions on the property as being improperly filed, we are in a position to refinance the debt and eliminate the problems with existing mortgages," DeFilippo said.



## Move quickly on reform

J.T. 1-20-89  
Hoboken Mayor Patrick Pasculli abruptly cancelled negotiations to rent space for a new police headquarters in the old Rue School.

He said he did that because the school board wanted cash rental payments for the space. That position by the school board, though, shouldn't have surprised him.

Pasculli has appointed a search team to find a new site, and has asserted that his goals remain police reform and relocation of the police headquarters.

It's good that he retains those goals, but mere ideas aren't enough.

The physical conditions in the current police headquarters in the City Hall basement are terrible. Locating a new site no one will find fault with in such a congested city as Hoboken may be impossible, so there may be political risks. But letting the situation drag on for much longer would be intolerable.

In addition to finding a new, cost-effective site, Pasculli must supply the drive to accomplish other police reforms. County Prosecutor Paul DePascale, citing the delay in getting a new headquarters site, has dropped his offer to direct the Hoboken police department. DePascale had launched several reforms while serving as temporary director of the Jersey City Police Department last year.

But other sources of an objective look at Hoboken's police department should be tapped. In addition, Hoboken may be able to adopt some innovations recently introduced in the Jersey City Police Department, such as patrol car computers.

Pasculli has the spotlight. In past years, Hoboken's factionalized government too often acted as if it had no policy. How well Pasculli gets positive police department changes accomplished in the little more than three months before the Hoboken election will be an important test.

## Hunt renewed for new cop building

By James Efstathiou  
J.T. 1-20-89

After aborting plans last week to move police headquarters into a vacant school building, Hoboken Mayor Patrick Pasculli met with key officials yesterday to begin the search for a permanent police building.

The mayor's search team is to determine how much space is needed, Pasculli said, and where to get a site and how to pay for it.

Meanwhile, efforts have begun to improve the current headquarters in the basement of City Hall. A former armory on the third floor, empty for years, is being renovated as a police locker room, said Public Works Director Roy Haack, and other changes have been discussed.

The improvements come partly in response to a state inspection of police headquar-

ters which showed numerous shortcomings in safety and work-place standards. The city has until March 9 to correct violations cited in December by the state Office of Safety Compliance which enforces provisions of the Public Employee Occupational Safety and Health Act. The city may

ask for an extension on certain violations, according to Business Administrator Edwin Chius.

"We're trying to make it as comfortable as possible during this interim period and, at the same time, correct the more prevalent violations," said Pasculli.

Pasculli abruptly dropped plans to relocate police headquarters in the vacant David E. Rue School last week. That delayed the arrival of Hudson County Prosecutor Paul M. DePascale as temporary director of Public Safety, who had said he would only take the post if headquarters were relocated.

## Mody trial postponed to March 6

By Patricia Scott  
J.T. 1-24-89

The murder trial of four Hoboken teens charged in the fatal beating of Navrose Mody has been postponed until March 6 because there are not enough available jurors and the three defense lawyers' vacation schedules conflict.

The trial of Ralph Gonzalez, 17, Luis Padilla, 16, and Luis and William Acevedo, 17 and 15, respectively, originally was to begin yesterday, but numerous pre-trial delays have postponed it.

Three of the defense attorneys representing the youths are set for long-planned vaca-

tions in February and early March, forcing the trial delay.

Furthermore, a group of several hundred Hudson County residents is already scheduled to be summoned for jury duty on Feb. 6 as potential jurors in the death penalty murder trial of Jose Velez.

Jury Management Panel officials last week told Superior Court Judge Kevin Callahan that at least four weeks notice is required for the panel to call the additional 250 jurors required for the Mody trial.

It still remains unclear whether prior juvenile convictions of the Acevedo brothers will be deemed admissible as

trial evidence.

Judge Callahan, who will preside over a final update conference with the attorneys on Feb. 3, may issue a decision then on whether the information will be allowed.

Defense attorneys yesterday said they fear the extensive pre-trial media coverage surrounding Mody's death and the subsequent court appearances of the co-defendants will result in more than a week of jury selection proceedings.

The youths are charged with fatally beating Mody shortly after the 30-year-old man exited a Hoboken eatery on Sept. 27, 1987.

## Beating death

## New Mody trial date: March 6

The Hudson Dispatch  
DisPach 1-24-89

After months of legal wrangling, a trial date was set yesterday for four Hoboken teenagers accused of beating to death an Asian Indian man.

The trial in the Navrose Mody murder case was scheduled for March 6 before Judge Kevin G. Callahan of Hudson County Superior Court in Jersey City.

A battery of pretrial motions by defense attorneys prevented the case from coming to trial sooner. The delay angered many Indian leaders, including the victim's parents, who have intently monitored the case's progress.

The defendants in the September 1987 slaying are: Ralph Gonzalez, 17; Luis Padilla, 16; and brothers Daniel L. Acevedo, 15, and William Acevedo, 17.

The court must prepare for this highly publicized trial by calling an unusually large number of potential jurors, Callahan said. The judge said he will request 50 potential jurors to be on call a day, which authorities said is more than double the amount for most trials.

The large jury pool is required because of the number of challenges to which each attorney is entitled — 64 in all.

The trial was originally scheduled to have started yesterday, but a defense motion to dismiss the murder indictment interfered with that date. Callahan last week denied the motion, based on grand jury proceedings, and the state Appellate Division of Superior Court in Jersey City refused to hear an appeal.

The vacation schedules of several of the defense attorneys have further postponed the trial.

## Cop named on tapes coming back to work

By James Efstathiou  
J.T. 1-28-89

A Hoboken police officer named in connection with a federal investigation into organized crime will return to the job tomorrow following a three-month leave of absence.

Patrolman Eugene Drayton, a veteran of the force, checked in for his assignment with Chief George Crimmins yesterday and will be back on the job tomorrow. Drayton applied for and was granted the leave in October.

"I took off for personal reasons," said Drayton. "I've been a cop for 17 years. I'll always be a cop."

Drayton was named as a suspect in an FBI investigation of the New Jersey faction of the Genovese crime family when,

according to an FBI affidavit, he was heard on taped conversations in the Chariot Room of Casella's Restaurant. The restaurant was the site of a year-long wiretap by the FBI.

Drayton has never been indicted or charged in connection with the investigation.

"Gene is a respected civic leader in our Hoboken community," said Drayton's attorney Joseph Hayden. "I believe he's still the president of the NAACP and a former member of the school board and I believe it's a damn shame that his name was held up to public embarrassment in light of the fact that he was never arrested, never advised he was a target of any grand jury investigation and obviously never charged."

## Mayor derides park petition

By Jo-Ann Moriarty  
J.T. 1-20-89

Save Hoboken from Over-Development launched a petition drive yesterday seeking support for a proposal to turn the 17 acres of city-owned waterfront land into parks.

The petition is the third SHOD has sponsored, and refers to land at the southern end of the city. Mayor Patrick Pasculli called the latest drive foolish.

"Who is going to pay for this?" Pasculli asked. "There is more open space in our plan than any of the plans that have come before this administration. To turn probably what is the most valuable waterfront

parcel on this side of the Hudson River into an open park space will probably mean in the future that we would have the highest taxed property in the county," Pasculli said.

But SHOD maintains that development does not mean lower taxes and that there is no evidence to support that theory.

John Derevlany of SHOD said the city can maintain a park and reduce taxes by simply practicing proper, responsible management of city government.

"They can start by cutting the school budget. Cut all the guys sitting around all day at the sewage plant. They can

practice proper fiscal management," Derevlany said.

"The point we are trying to bring out is that development doesn't lower taxes. It helps support patronage jobs and the mismanagement of city government," Derevlany said.

While he is confident that the public will support the measure, Derevlany said the group is pushing the petition at this time because SHOD wants "to avoid a hasty passage of a development ordinance."

"After all, there is going to be a six- to eight-million-dollar shortfall in the budget and there is no way that Pasculli

See MAYOR — Page 6.

## Mayor derides park petition

Continued from Page 1

wants to run with a tax increase facing everyone," he said.

The group, along with the help of the Campaign for Housing Justice, submitted the results of two petition drives last week to the City Clerk's Office. One petition asks voters to repeal recent amendments weakening the rent control laws. The other petition asks for a ban on further condominium conversions.

Business Administrator Edwin Chius, who oversees the waterfront development plan for the administration, says the latest petition is being pushed by fanatics.

"SHOD is a group of fanatics who want to commit premeditated murder on the City of Hoboken. Their name should mean 'Send Hoboken Out to Die,'" Chius said.

"It is ludicrous to believe that the city could afford and maintain another 30.9 acres of land and adjacent waterways within the city limits. The present waterfront development plan being developed but not final yet contains 13.9 acres of open space, which is almost 40 percent of the total waterfront land," Chius said.

Steve Busch, a member of the Hoboken Rent Board who ran unsuccessfully in November for a council seat as an anti-development proponent, said that there are state, federal and private monies available to landscape the park and then maintain the lands.

Moreover, the group feels that the public should decide whether it wants 2,500 more cars added to the daily traffic

in a city that is bankrupt for green area.

"We need to preserve the waterfront for now and generations to come or we are going to be in a dangerous place. We want to preserve the quality of life, which makes Hoboken an attractive place and community," Busch said.

## Report says CUNA offers little benefit

By Jo-Ann Moriarty  
J.T. 1-23-89

The Hoboken Law Department has issued a report saying that Citizens United for New Action, a private social service agency, is unsanitary and provides little benefit to the community.

The report, by Edward J. Florio, assistant city attorney, advises the City Council against funding CUNA because it does not satisfy state laws to qualify for public money.

Juan Garcia, executive director of CUNA, says the report is politically motivated. He said he will try to keep the Willow Street office open despite the cutoff in city money. The state, several years ago, withdrew its funding.

"We are going to try to stay open regardless of what they want. I just wish to God I didn't need their money. There are too many strings attached and you have to be a yes man," Garcia said.

Law Director Eugene O'Connell began an investigation into the facility after reports that Garcia lived at 920 Willow Ave. The City Council in October gave CUNA \$8,700.

Florio's report, with 20 photographs taken by a police sergeant, does not conclude that Garcia uses the facility as his home, although it says he slept there at night as an unpaid watchman.

But Sgt. Edward Mecka and Nellie Moyeno, director of the office of Hispanic/Minority Affairs, agreed that the facility was "extremely unclean" and in very poor condition, according to the report.

Moyeno, in a letter to Florio, recommends that no funding be given to CUNA until the facility conforms with city and state building codes.

According to the report, Moyeno also found that CUNA's "programs appear to be grossly under-utilized and practically non-existent. She reported that few young people appear to take advantage of services CUNA offers."

"On the occasion of her observation CUNA appeared to be a non-functional entity," the report read.

Garcia called Moyeno a hypocrite and added that he believed Della Fave will run again. A few others speculate that another reformer will join the race.

Pasculli and Della Fave are lifelong residents who taught in Hoboken classrooms and entered politics alongside Vezzetti. Both see as key the same



JOSEPH DELLA FAVE  
Believes in rent control

PATRICK PASCULLI  
Wants new development.

In May

## Hoboken faces another campaign for mayoralty

By RANDI GLATZER  
The Hudson Dispatch

HOBOKEN—After being wracked for months by a bitter mayoral campaign, followed by an election tainted with charges of impropriety at the polls, this small city is about to go through it all over again.

Though candidates in neighboring Jersey City already are lining up running mates, Mayor Patrick Pasculli, voted into office in November to complete the remaining six months of the late Mayor Thomas F. Vezzetti's term, is the only candidate here who has declared he will be in the upcoming race.

In spite of the candidates' slow start, the May 9 election for a full four-year term is an important one. Though Pasculli obtained the city's top seat in November, observers say, by no means is he firmly planted there.

Pasculli spent about twice as much as his primary opponent in the November race — about \$70,000 to Councilman Joseph Della Fave's \$30,000 — but came away with only about 400 more votes of the fewer than 15,000 cast.

A similar margin, or an influx of unexpected candidates that prevents any candidate from gaining a majority, could force the contenders into a runoff.

Recently Rick Shaftan of Hudson 2000, a landlords' group that supported Pasculli in the November election, said, "If Pat Pasculli is forced into a runoff, he will not win. If he were to win, it would be a real bloodbath of a campaign."

THE BIGGEST question in the campaign is whether Della Fave will run again. The 2nd Ward councilman, most prominent of the city's band of self-described political reformers, last week said he will decide in the next few weeks whether to join the race.

Many people here, including Pasculli, said they believe Della Fave will run again. A few others speculate that another reformer will join the race. Pasculli and Della Fave are lifelong residents who taught in Hoboken classrooms and entered politics alongside Vezzetti. Both see as key the same

problems — rising tax rates, a continued shortage of affordable housing and the question of how to best use precious, city-owned waterfront land.

Pasculli, who split from Vezzetti and Della Fave's group shortly after Vezzetti became mayor in 1985, wants to offer more incentives to real estate developers. He believes a host of new buildings here will bring the city the new residents, businesses, and tax dollars it needs.

It is the private sector, Pasculli says, that will help build new, affordable apartments for people who are evicted by condominium conversions and who are unable to find new homes at market-rate rents.

Plans pushed through city red tape by the mayor's administration in December for 115 affordable apartments to be built by Applied Housing on Observer Highway offer an example of how the housing problem can be addressed here, Pasculli says.

BY MAY, Pasculli said, the public will have a clear view of his vision for the southern waterfront, drawn up by the designer of lower Manhattan's Battery Park City: a moderately scaled array of office buildings, apartments, parks and walkways.

"I think this city really has a chance of moving forward and taking its place among the more attractive cities in the state," Pasculli said.

Della Fave scoffs at many of Pasculli's ideas, saying that while moving forward, the city must work harder to preserve its assets. A firm believer in rent control, Della Fave says more steps must be taken to allow people to stay in their homes. Building is not the best answer, he says.

Della Fave also charges Pasculli's efforts to woo developers have amounted to a series of backroom deals, allowing people here less and less opportunity to join in the democratic process.

No one is yet certain whether a third major candidate will enter the race. Some environmentalists would like to see a candidate who supports adding only parks, rather than buildings, to the waterfront.

## Raia vs. Hoboken

## Suit filed to block housing

Move may threaten

Observer complex

DisPach

By RANDI GLATZER

The Hudson Dispatch

HOBOKEN—A former city councilman has filed suit against the city and a local developer to block construction of a controversial housing complex, charging that the developer received a "sweetheart deal" from officials.

The legal charges mean the fate of the Observer Highway project, which has been hotly contested by some City Council members here for months, may be decided in court.

The suit, filed Friday in Hudson County Superior Court in Jersey City, is by Frank "Pupi" Raia, names as defendants the city, Mayor Patrick Pasculli, the council, several city employees and agencies, and Applied Development Associates Inc., headed by publisher and developer Joseph Barry.

Raia, who served on the council for six months last year, also is a developer, who vied with Barry for city contracts to build at the site.

But Raia contends he is not suing for political or business reasons, but merely to stop the developer from repeatedly winning deals with the city at taxpayers' expense.

"It's time that someone stood up to these massive developers who come in and rape the town in the name of affordable housing," Raia said.

The Observer Highway proposal includes plans for 212 apartments priced for middle-income tenants and 53 for low-income renters — all subsidized by federal dollars. Under present plans, 150 luxury apartments also will be built.

Both Pasculli and Barry yesterday questioned Raia's motives. "I think Frank has a special interest in this," Pasculli said.

Both also defended the project, which they contend will bring tax revenues to the city as well as much-needed inexpensive housing.

Barry's Observer Highway proposal has gone through a series of incarnations since it was first accepted by administrators here in March. Barry, who bid for the project while a partner with Hart Mountain Industries Inc. of Secaucus, found that soil at two of the three sites on which he planned to build was contaminated, he said.

In exchange for the contaminated plots, the city agreed to allow Barry to build part of his project on Hudson Street, a prime location only feet from the Hudson River and the PATH station.

Because the land was scheduled for urban renewal several years ago by the local and federal governments, the city was allowed to hand-pick a developer, Pasculli said.

But Raia contends the urban renewal label has been outdated for years and the city should have opened up a competitive bidding process for development there.

## A creative cure for gridlock

DisPach 1-26-89

Hoboken Councilman Thomas Newman has come up with a bold plan to solve his city's jammed streets — a trackless trolley line.

Right now, you can't drive from Observer Highway to 14th Street in Hoboken without becoming snarled by trucks, double-parked cars and traffic lights. Even with residential permit parking, Hobokenites have few places to park, and scores of people use the city as a lot.

Trackless trolleys are essentially electric buses that draw their power from cables attached to overhead cables. There's no pollution, and the vehicles provide transportation for many more people than private cars.

Cities such as Philadelphia, Boston, Toronto, Seattle and San Francisco use the vehicles successfully. There's no reason Hoboken can't.

As a matter of fact, Hoboken did. In the 1940s, a trackless trolley operated from Hoboken to Paterson.

Mr. Newman's plan calls for an autonomous nonprofit organization to run the system. There's promise and peril in that.

On the one hand, such an organization may be free of Hoboken's fractious politics, where mudballs are trump and harsh personal attacks are a staple.

On the other hand, autonomous organizations take on lives of their own and balloon into giant empires, as our region has discovered. The New Jersey Highway Authority is hardly an example of a streamlined institution. New York's Triborough Bridge and Tunnel Authority became a colossus under Robert Moses.



# Beaten in arrest by 2 Hoboken cops, man says

By James Efstathiou

A 20-year-old Hoboken man has filed assault charges against two patrolmen, according to police reports.

The complainant, Carl Jones of 300 Marshall Drive, said he spent four days in Jersey City Medical Center due to injuries he received following his arrest on a charge of simple assault Jan. 7.

Jones said the arresting officer, patrolman Kevin Houghton, struck him repeatedly with his nightstick during the arrest and kneed him in the groin, causing him to go unconscious, while at police headquarters.

Houghton, a five-year veteran of the force, has been charged with aggravated assault in Jones' complaint. Patrolman Robert Castellano, a 10-year police veteran, was cited for simple assault. A third officer at the scene was not named in the complaint.

A Medical Center spokeswoman confirmed that Jones was admitted Jan. 7 and released Jan. 10. During part of the stay, Jones was treated in the center's intensive care unit, she added.

Police chief George Crimmins said no action would be taken against the officers until the case is adjudicated. He said both officers had applied for counsel.

"Many people when arrested turn a complaint in against the police in order to make a deal," said Crimmins. "You drop the charge, I drop the charge, which is not permitted by law. You cannot make that deal. Once a police officer files a charge, it has to be adjudicated."

Jones was arrested by Houghton in the hallway of a nearby apartment building shortly after 2 a.m. on Jan. 7. A report of the arrest did not indicate why police were called to the building.

According to the report, Jones struck Houghton in the neck with a closed fist as the officer attempted to handcuff him. That action led to Houghton's charge of simple assault.

For his part, Jones confirmed he was in the hallway on the morning in question, with three friends, and that police may have been called to the scene on a noise complaint. However, after the officers arrived, Jones said, he was singled out when his name came up on an identification check.

"When they got to me I told them my name," said Jones. "They called up on the police radio. When something came

back on Carl Jones, they handcuffed me and told the other guys to go away."

Jones said he was roughed up in the hallway for 10 to 15 minutes before being taken to headquarters. There, he said, he was strip-searched and kneed in the groin by Houghton, causing him to go unconscious.

"I was unconscious for a few minutes there," he said. "I know I was unconscious because when I came to, they were putting salts under my nose."

Jones was taken to Jersey City Medical Center after he was transported to Central Judicial Processing Court in Jersey City.

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# Hoboken an 'in' city for homebuyers

By John Cunniff

NEW YORK (AP) — Sharp disparities in local real estate prices — between suburban communities and neighborhoods within them — eventually become muted by financial pressures, such as those that exist today.

And the stage is being set once again for major shifts of the same sort on the national scene — that is, from state to state and city to city. Should it occur, it probably will be for the same reasons dictating the local moves.

In this metropolitan area, for example, Hoboken and other lower-priced New Jersey communities that once seemed beyond consideration by builders are "in." Smart buyers and renters flock there to get a view of New York's skyline.

The once dilapidated Times Square area and Midtown's neglected West Side are being rebuilt, and no doubt will attract people who once would live nowhere but in Greenwich Village or the Upper West Side. Harlem may be next.

The process has occurred in almost every city in America as financial factors overcome prejudice. Bargains become too great to decline. Factors such as cultural reputation and social acceptability give way not just to price but to an appreciation of natural beauty and convenience. What was out becomes in.

Enormous disparities in housing costs now suggest that some of those

same factors will be working on the national scene as well.

Consider, for example, that payments on the average conventional financed St. Louis dwelling require 18.2 percent of income compared with 35.5 percent in the New York area and you see why individuals and industry must take notice.

Lomas Mortgage USA, which produced these figures from its continuing study of real estate markets, offers this breakdown:

**ST. LOUIS:** Household income \$46,900. New home price \$103,400. Monthly payment \$796.95. Percentage of income required 20.4 percent. Existing home price \$93,500. Monthly payment \$675.59. Percentage of income 17.3.

**NEW YORK CITY AREA:** Household income \$48,000. New home price \$167,500. Monthly payment \$1,340.72. Percentage of income needed 33.5 percent. Existing home price \$135,400. Monthly payment \$1,093.76. Percentage of income 27.3.

In a special report to subscribers of Lomas' "U.S. Housing Markets," the 10 least affordable metropolitan areas were listed as New York, San Diego, Los Angeles, Boston, San Francisco Bay, Washington, Philadelphia, Atlanta, Baltimore, Seattle-Tacoma. All were near either the East or West coast.

In contrast, the 10 most affordable areas were St. Louis, Cleveland, Miami-Fort Lauderdale, Tampa, Kansas City,

Indianapolis, Portland, Ore., Greensboro, S.C., Detroit-Ann Arbor and Salt Lake City.

A critical factor in evaluating the disparity in these figures is the financial pressure placed on young households today. Many require two incomes. Savings rates are down, but down payments are up.

The price of housing, therefore, becomes a vital factor in maintaining life-style, and eventually may be the determining factor — even beyond employment — in making a move. It is a pattern that industry cannot ignore.

Paul Low, Lomas Mortgage president, points to national figures in making the point.

He observes that while the U.S. average household income rose from \$35,500 in 1984 to \$43,000 in 1988, the selling price of the average conventional financed dwelling soared to \$130,800 from \$83,100.

Household income advanced 21 percent in the four-year period. The average home price ran up 57.4 percent, producing a situation that makes home ownership much more difficult than it was in 1977.

In that year, says Low, more than half the nation's first-time homebuyers were able to make at least a 20 percent down payment. But 10 years later, though median household income had nearly doubled, less than one-third of first-timers were able to put 20 percent down.

# Raia is suing over Observer project

By Jo-Ann Moriarty

Former Hoboken Councilman Frank Raia, now a developer, is suing to stop the Observer Highway project because, he claims, the city made a bad deal with developer Joseph Barry.

Raia is suing the mayor, the City Council, Law Department, Community Development Agency, City Clerk James Farina and Barry.

As a developer, Raia unsuccessfully competed to be named developer for the Observer Highway project. The City Council instead designated Barry last March to develop the city-owned land on Observer Highway between Bloomfield Street and Willow Avenue. He is to build 450 housing

units, including 115 low-income apartments.

Soon after he was rejected as developer, the City Council appointed Raia to the council in March, to fill the unexpired term of then-Council President Patrick Pasculli, who was elevated to mayor following the sudden death of Mayor Thomas Vezetti. Raia was defeated in the November election for an at-large seat on the council by Pasculli's running mate, Richard Del Boccio.

Because of his past interest in the project, Raia was not allowed to vote on any of the Observer Highway agreements. But in an 11-page civil complaint released yesterday, Raia contends that the city was

See RAIA — Page 6.

# Mother, son found dead in apartment

By James Efstathiou

A young woman and her 4-year-old son were found dead in their Hoboken apartment yesterday morning by the woman's mother.

The bodies were discovered around 11:20 a.m. in the bedroom of a second-floor apartment at 127 Harrison St. The grandmother was checking on her daughter because she hadn't seen or heard from her since Sunday evening. The homicide unit of the Hudson County Prosecutor's Office is handling the case.

The naked body of Amanda Worden, 24, was found partially covered with a blanket on the floor next to a bed, according to police. Her son, Adam Ross Garcia, was found on a bed in an adjacent bedroom, dressed in pajamas and wrapped in a blanket.

The victims had been dead for more than 24 hours, according to Hudson County Prosecutor Paul M. DePascale. The police report said there were no open wounds or visible signs of injury found on the bodies.

However, building manager Jim Zambardino, who



The bodies of Amanda Worden and her 4-year-old son are removed from their 127 Harrison St., Hoboken home, where they were found dead yesterday morning.

See MOTHER — Page 10.

# Mother, son found dead in apartment

Continued from Page 1

opened the apartment door for the grandmother, said the boy's face was cut and bruised.

Both bodies were bound with electrical cord and a set of nunchuks (a martial arts weapon) were lying on the bedroom floor, he said.

According to Zambardino, telephones were ripped out of their wall sockets and pills were strewn on the bedroom floor.

The investigators would not confirm Zambardino's account, but Hoboken Detective Vincent Lombardi said the child's face may have been discolored because of the normal processes of decomposition.

Electrical extension cords were found in the apartment, but they were not used, he said. The exact cause of death will not be known until an autopsy is completed.

Hoboken police and the prosecutor's investigators are searching for a 27-year-old man believed to be the boy's father and Worden's live-in boyfriend.

The man has not been identified as a suspect but is wanted for questioning in connection with the deaths, according to Lombardi.

"There were no signs of robbery, no signs of forced entry," said Lombardi.

The victims were discovered by Rose Worden who told police she last spoke with her daughter by telephone at 9:30 p.m. Sunday.

As far as investigators could determine yesterday, that was the last anyone had seen or heard of the victims.

After not hearing from her daughter, Rose Worden became worried and called the building manager yesterday morning.

Zambardino said he let Worden into the two-story building and then into apartment No. 3, which he confirmed was locked, sometime after 11 a.m.

The downstairs area of the apartment was vacant.

However, the boy's coat was found and Worden went to search the apartment's sleeping loft.

There, according to Zambardino, she discovered the body of her daughter and started screaming. "They're dead, they're dead."



Rose Worden, right, and other members of her family leave 127 Harrison St., Hoboken, where she found the bodies of her daughter and grandson yesterday.

# Auditors arriving in Hoboken today

By Jo-Ann Moriarty

State auditors, at the invitation of Mayor Patrick Pasculli, are expected in Hoboken today to look over the public works department's operations and review existing personnel.

Pasculli had requested the state audit, a service provided to municipalities that receive state distressed cities money.

"Hopefully, it (the audit) will provide better cost-efficiency and identify areas that are underfunded," said Pasculli.

The state employees will look at the DPW's water and sewer services, maintenance of building and street cleaning operations, the mayor said.

State officials are coming into the city at a time that the city's wastewater treatment plant has been malfunctioning.

The officials will also review personnel policies and practices, Pasculli said. The state may recommend changes to create a more uniform system, he said.

Pasculli, when asking for the help last month, cited as examples that the city has no standing policy on pregnancy leaves or military leaves.

Some of the changes may simply streamline the paper trail between municipal offices, he said.

DPW Director Roy Haack said he welcomes the review,

saying that he wants a reorganization of the department.

Pasculli will go to Trenton tomorrow to build the city's case for more state funding, specifically distressed cities money. The mayor plans to meet with Barry Skokowski, the director of the Division of Local Government Services.

The mayor said he is trying to get a handle on how much state aid he can expect so he can anticipate that amount while preparing the municipal budget.

Pasculli said that he, Business Administrator Edwin Chius and Finance Director Nicholas Goldsack have been

meeting with directors trying to determine their needs.

Pasculli said he has not yet issued any budget edict, such as across the board spending reductions or zero increases in individual department budgets.

"The process has started and we are trying to identify as many revenues items as possible by the end of February. If we can do that, we will submit the budget by early March," Pasculli said.

He said he is waiting to hear on much the city will receive in state education money as well as distressed cities.

"We are attempting to

make each department more efficient and productive. We are also identifying the areas we would like to improve. I believe that the state is going to help a great deal in allowing those improvements to be cost effective," he said.

The mayor's administration faces a \$7.2 million shortfall in its 1989 budget. The existing budget was supplemented by \$2.5 million in distressed cities money, \$3.2 million in an insurance settlement with the Port Authority of New York and New Jersey, and \$1.5 million tax settlement with the Hoboken shippers. None of those funds is recurring.

# Hoboken offers candidate petitions

HOBOKEN — Petitions are now available in the City Clerk's Office for residents who want to run in the May 9 municipal election.

Races will be held for mayor and three at-large City Council seats. Mayor Patrick Pasculli, elected Nov. 8 to complete the late Mayor Thomas F. Vezetti's unexpired term, must run for a full four-year term to keep his office.

The terms of Council Members Helen Cunniff, Richard Del Boccio and Robert A. Ranieri also are up in May.

Each prospective candidate must collect 223 valid signatures of registered voters by March 16 to have their names placed on the ballot, City Clerk James J. Farina said.

—RANDI GLATZER.



# HOBOKEN HORROR

## Mother, young son found dead in apartment



Investigators gather on Harrison Street in Hoboken yesterday at the apartment house in which Amanda Worden and her son Adam Ross Garcia, 4, were found dead.

DON MCCOY THE HUDSON DISPATCH

By RANDI GLATZER  
The Hudson Dispatch

HOBOKEN—A woman and her 4-year-old son were found dead yesterday morning in the Harrison Street apartment they shared with the woman's boyfriend, police and neighbors said.

Police said Amanda Worden, 24, and the boy, Adam Ross Garcia, may have been strangled or may have suffocated, although the incident has been labeled only a "suspicious death."

Worden's boyfriend was missing yesterday, and is being sought for questioning, neighbors said.

But Hudson County Prosecutor Paul M. DePascale refused to comment on whether a third person lived in the apartment.

The building, a squat brick house surrounded by warehouses, car repair shops and other businesses, lies only a few blocks from public housing projects in the southwest corner of the city.

Police found the woman and her child, wearing no clothes, on the apartment floor at about 11:

20 a.m. after Worden's mother and a landlord's assistant unlocked the apartment door, DePascale said. Worden's mother reportedly had tried to reach her daughter by phone all weekend.

Because neither body was marked by gunshot, stab wounds, or other visible injuries, DePascale refused yesterday to speculate whether the two were killed, or whether it was an accident or suicide.

"At this point, you can't rule out an accident," DePascale said. Investigators are awaiting results of an autopsy due today from the Alamo Forensic Medical Center in Newark.

Sandra Marlin, who lives across the hall from Worden's apartment, said she was told by police yesterday that both mother and child appeared to have been strangled with telephone wire, and an open bottle of pills lay near the woman's body, perhaps to make the death look like a suicide.

DePascale refused yesterday to comment on the reports.

While investigators remained

Please see **HORROR** Page 10

### HORROR

CONTINUED FROM PAGE 1

tight-lipped yesterday, friends and neighbors quickly voiced regrets and rumors.

Michael Madsen, a worker at the Adams Street Bakery owned by Vincent Sabatini Jr., Worden's landlord, said he grew up with Worden in the same neighborhood where she died yesterday.

"All the time I knew her, she was beautiful people," Madsen said. Worden liked to jog and work out at a gym, he said. "She didn't drink, or do drugs, or anything like that," he said. "She was a clear-headed person."

Marlin recalled the pretty, dark-haired, dark-eyed woman as kind, quiet and reserved. Worden celebrated a birthday this week, and Marlin delivered a bottle of champagne to her Friday night to add to the celebration, she said.

Worden moved into the building in October, Marlin said. She formerly worked in an animal clinic, but gave up her job several

months ago in order to have more time for herself and her son.

Although Worden did not often knock on neighbors' doors to strike up conversations, Marlin and another woman who lived on the block said, Adam always was outgoing.

He often walked into the hallway the two apartments shared to talk to Michael, Marlin's 13-year-old son.

"He was a tough little son of a gun," Marlin said, holding up her fists like a boxer. "Brown hair, dark eyes — a good, chunky little guy."

A neighbor, Anibal Mojica, owner of the A&V Car Service at 131 Harrison St., said he has heard that Worden once was married.

Michael burst into tears yesterday afternoon when he learned of the two deaths.

The Prosecutor's Office quickly took over the investigation, and now controls the release of all information.

## Upscale aims at new heights in Hoboken

By Bill Campbell

A Hoboken thrift is banking that the city's sluggish real estate market will turn around as it embarks on an ambitious effort to market luxury condominiums some brokers are calling "among the most expensive apartments in town."

Elysian Financial Services Corp., a wholly owned subsidiary of Elysian Federal Savings Bank, last weekend began offering 26 one- and two-bedroom units at 77 River St., a landmark century-old building near the PATH station.

Activity at the building will be closely watched by brokers, many of whom have been adversely affected by the county's soft residential market. For Elysian, the stakes are even higher as it ventures to sell a once-problematic and costly building.

"I don't know where the buyers will come from," said a local real estate broker after touring the building. "The units are very nice, but the asking prices are out of sight."

See **UPSCALE** — Page 7.



Journal photo by Bill Bayer

Linda Williams, president and chief executive officer of Elysian Federal Savings Bank, in front of the bank's luxury condominium project at 77 River Street in Hoboken.

## Upscale aiming at new heights

Continued from Page 1

"It's probably one of the prettiest buildings around, but we just don't see people reaching as deeply into their pockets as they did a few years ago," another broker said.

But Elysian officials are optimistic that the units will sell, sticking to the old adage that the three most important words in real estate are location, location and location.

"You just can't beat it," said Bob Nolan, vice president of marketing for Elysian. "You can just roll out of bed and onto the PATH."

Prices for the units range from about \$150,000 to \$400,000, with most in the "mid-\$200,000 range," said Thomas Cantin, project supervisor. Top-floor penthouses, which have unmatched views of the Manhat-

tan skyline, have not been priced.

"We have some idea what we want for them, so we'll listen to all offers," Cantin said. "I don't like to use the term auction, but that's more or less how the buyers will be selected."

Units in the elegantly restored building, once the home of the Second National Bank and the Garibaldi Real Estate and Insurance Organization, are selling for roughly \$250 per square foot, about \$50 more than the average cost of new construction.

Many developers lowered their prices to \$175 per square foot when the market slowed in late 1987. But, while the market is flooded with mid-range condominiums, some brokers say Elysian may have found its

niche aiming at upscale buyers.

The units at 77 River St. vary in size from 700 square feet for a one-bedroom to 1,600 for the two-level penthouse with a terrace overlooking Manhattan. Many units on the lower floors feature large arched windows with oak molding and stained glass.

Maintenance costs in the building are \$3.95 per square foot, Cantin said.

According to Nolan, Elysian is looking to market the building to an upscale audience. "We feel the quality of the building and its proximity to Manhattan will bring in upscale people."

Real estate observers estimate the cost of the four-year renovation at \$5 million, a figure Nolan would not confirm.

# Husband hunted in killing

## Mother weeps for daughter, grandson

By RANDI GLATZER

The Hudson Dispatch

HOBOKEN—Police yesterday searched for the common-law husband of Amanda Worden, the woman found dead Tuesday along with the couple's 4-year-old son, as family members grieved over their deaths.

Rose Worden, Amanda Worden's mother, spent the day sitting in another daughter's apartment, holding a souvenir from a day at the beach last summer.

The small canvas wall hanging, emblazoned with a photograph of 4-year-old Adam, read, "I love you, grandma."

"I was waiting for him to grow up and everything would be fine," she said. The souvenir will be draped over the child's coffin at his funeral, she said.

Rose Worden found her daughter and grandson at about 11:20 a.m. Tuesday in the Harrison Street apartment they shared with William Garcia, 27. The two had been dead for more than 24 hours, police said, and the door had been locked.

Investigators have been unable to locate Garcia.

Police said there were no obvious injuries, but believe the mother and child may have been strangled or suffocated.

A preliminary autopsy of the two yesterday did not reveal an exact cause of death, Hudson County Prosecutor Paul M. DePascale said. Investigators are awaiting a toxicological report to see if any foreign substances, such as drugs or poisons, may have killed the two, he said.

Worden, a lifelong Hoboken resident, celebrated her 24th birthday at home Friday night, surrounded by family, friends and her child's father. A romance began between Worden and Garcia about six years ago, friends and family said. This year, she



Amanda Worden and her 4-year-old son Adam.

planned to surprise Garcia with plane tickets to Hawaii so they could be married there.

Members of Worden's family said yesterday that Garcia drank and used drugs, and that he often beat Worden. On Sunday night, they said, Garcia drank and watched the Super Bowl at a Hoboken bar.

The relatives speculated that Garcia killed both mother and child after the drinking bout. "It was on purpose, and it made everybody sick," said Amanda Worden's sister, Rosemarie Worden.

Amanda Worden was born Jan. 20, 1965, the youngest child of four. She attended Kealey School in Hoboken.

"Amanda's been a good girl,

good-hearted and generous," her mother said.

Quiet and often timid, the young woman was also fiercely independent, her mother said. At 18, she moved from her home to live with Garcia, and bore a son two years later. She rarely burdened her family with talk of her problems; instead, they saw only an affectionate young couple and their talkative son.

She took computer classes at Hudson County Area Vocational-Technical School, but realized she preferred animals to computers, her mother said.

"Even when she was a little girl, we would bring home stray dogs," Rose Worden said. "We always had dogs, cats, hamsters,

Please see **DEATH** Page 7

## SHOD submits park petition

By Jo-Ann Moriarty

Save Hoboken from Over-Development formally submitted a petition with 1,536 signatures to the city clerk requesting a referendum on the May ballot asking voters if they want commercial development or parklands on the Hudson River.

"It was wholeheartedly embraced by all members of the community. People were lining up to sign this petition. It was well received all over — by the old and young, poor or wealthy, everybody," said SHOD member Steve Busch.

Dan Tumpson, who founded SHOD last summer, said

people who heard about the petition would stop on the streets to sign. In one day, he said, he collected 175 signatures.

The referendum will ask voters if they want to preserve nearly 65 acres of land along the Hudson River at the southern end of the city for open space and parks. SHOD members are talking to several organizations to secure financing for a park.

SHOD members say their petition prevents the city's adopting any plan for the waterfront land before the May election.

City Law Director Eugene O'Connell said he needed to

review the petition before giving a legal opinion.

Meanwhile, Mayor Patrick Pasculi met with his waterfront negotiating team in closed session to review a financial analysis of a 3.2-million-square-foot development plan.

The plan envisions office towers along Pier A, 1.6 million square feet of office space, 1,600 residential units, a marina, park and a 70-foot-wide walkway along the Hudson River.

But it is still uncertain whether the draft plan endorsed by the negotiating team

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### DEATH

CONTINUED FROM PAGE 1

rabbits."

Eight months ago, Amanda Worden took a job working with pedigrees and purebreds at the Doctor Pet Center in Newport Centre mall in Jersey City. But she never lost her heart for the strays.

When she decided several weeks ago that her son Adam should have a dog, she refused to take a puppy home from the pet store where she worked, assistant store manager Doreen Salvado said. Instead, she rescued an old dog that was about to be put to sleep at the Hudson County ASPCA.

"She saved that dog," Rose Worden said. "Who was around to save her?"

## SHOD submits Hoboken park petition

Continued from Page 1

will generate the revenue needed to pay the expenses of infrastructure and at the same time give the city a healthy profit.

Pasculi said he expects to hold public hearings on the proposed plan next month at different sites in the city.

SHOD volunteers said they

collected the signatures in five days. This petition drive is the third the group has successfully conducted this month.

SHOD also ran successful drives to force the City Council to reconsider its decision to weaken the rent control laws. If the council fails to reverse its earlier decision, voters will decide the issue in the May election.

Additionally, the group ran a petition drive to place a ban on conversions of apartment buildings into condominiums. That measure is being supported by the council.

Councilman Steve Capriello, who voted to weaken the rent control laws but is leaning toward supporting the condo ban, said yesterday he does not support the group's latest effort.

Councilman Richard Del Boccio, who ran successfully on Pasculi's ticket and is up for re-election in May, sees development as a primary issue in the May race.

He said that he endorses the plan being considered by the Pasculi administration because it includes "a little bit of everything — housing, commercial, office space and park land."

SHOD members maintain

that there is no link between expanding the tax base with ratables and lowering property taxes. Instead, they believe that taxes will continue to increase because the city doesn't practice efficient government.

"No one ever says we can lower taxes by trimming the budget or reducing city spending. Every city official — from the oldtime hacks to the alleged 'reformers' — has always assumed that we have to develop our waterfront, that we have to grow our way out of current financial difficulties," said John Derevlany, a member of SHOD.

"There is something wrong with that concept, especially since the current administration has failed to prove how a project of this size would have any real longterm effect on the city — other than pollution and congestion," he said.



# Husband held in murder



William Garcia, suspected of having killed his common-law wife Amanda Worden and their 4-year-old son Adam, listens to charges yesterday during his arraignment in Hudson County Central Judicial Processing Court in Jersey City.

## Suspect is placed on suicide watch

By RANDI GLATZER  
The Hudson Dispatch

HOBOKEN—Murder suspect William Garcia, captured yesterday by police, was placed under a suicide watch in Hudson County Jail yesterday after being charged with killing his common-law wife and their 4-year-old son. Superior Court Judge Kevin G. Callahan, sitting in Jersey City, set bail for Garcia at \$250,000 yesterday without the usual 10 percent cash option, and requested that Garcia undergo psychological testing before being released if he can post bail. County Prosecutor Paul M. DePascale said yesterday that both Amanda Worden, 24, and Adam Ross Garcia, 4, found dead Tuesday morning in their apartment at 127 Harrison St., were victims of an "apparent strangling." Garcia, missing since Sunday night, was arrested shortly after midnight yesterday.

At a preliminary arraignment in county Central Judicial Processing Court in Jersey City, Judge Richard T. Nieto said Garcia, 23, was charged with the crimes based on statements he made after his apprehension. DePascale refused to comment yesterday whether a confession has been made. The dark-haired, heavyset man stood with his head bowed yesterday morning as Nieto read the names of his girlfriend and son, and announced the two counts of murder. Nieto asked that bail be set by a Superior Court Judge because of the seriousness of the charges. Garcia reportedly became unruly as he was led from court to the jail. Because of those reports and news that the man may have tried to kill himself during the last several days, Callahan called for psychological testing and a

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## MURDER

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suicide watch.

Garcia had apparently attempted to slash his wrists with a razor blade, authorities said, and after his arrest he reportedly told police officers that he hoped to die of exposure by remaining outdoors.

"There were some signs of physical injury that were self-inflicted," DePascale said. "However, we do not believe that there was any serious attempt at suicide."

After the Prosecutor's Office completes its investigation, in eight to 12 weeks, the case will be presented to a grand jury, officials said.

Garcia was apprehended by Hoboken Police, members of the Prosecutor's Homicide Squad and a Conrail police officer at 16th Street and the city's western boundary, authorities said. The Conrail officer spotted Garcia near area railroad tracks on Wednesday and questioned him

as to his activities, said Hoboken Detective Vincent Lombardi. He said that later that day, the Conrail officer saw photographs of Garcia and alerted city police and the Homicide Squad that Garcia was in the area.

He had apparently been sleeping underneath a viaduct near the Conrail tracks, authorities said. He did not resist arrest, they said, and was taken to the Prosecutor's Office in Jersey City for questioning.

Member of Worden's family said on Wednesday that Garcia had an alcohol problem, and sometimes beat Worden after he had been drinking. They speculated that he killed his common-law wife and son after a Super Bowl Sunday drinking bout.

For the past five years, Garcia was a dockworker for American Terminals Corp. in Kearny. A manager there, Paul DiPaolo, said yesterday that Garcia's colleagues were stunned when they

heard the quiet, hard-working man may have committed the crimes.

"We've all been moving in slow motion for the past couple of days," DiPaolo said. Some of those workers were the last to see Garcia before he disappeared on Sunday night. One worker, Bo Vunic, said Garcia attended a Super Bowl party at the American Legion hall in Ridgefield. He then went to a North Bergen bar, Vunic said.

Vunic contested critical reports on Garcia's behavior.

"From what I know of him, he didn't have a drug or a drinking problem," Vunic said.

A wake for Worden and her son is scheduled for today from 2 to 4 and 7 to 9 p.m. at Fails Memorial Home, 533 Willow Ave. A funeral is scheduled for tomorrow at 11 a.m. at the funeral home.

## Hoboken slaying suspect nabbed

A young man, identified as the live-in boyfriend of a murdered Hoboken woman and the father of her slain 4-year-old son, was arrested late last night and charged with their deaths, officials reported.

William Garcia, 23, was arrested by Hoboken detectives and investigators from the Hudson County Prosecutor's homicide squad when they found him lying in the open under the 14th Street Viaduct saying he wanted to die of exposure, officials said.

The break in the murder case came earlier in the day when a Conrail police officer spotted a man going through a stopped freight train by the hill at 15th Street and the western boundary along the Conrail tracks in Hoboken and chased him. The officer later saw a poster of the murder suspect, recognized him as being the man running through the freight train and went to Hoboken police headquarters around 10:45 p.m.

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## Hoboken schools may hire more Hispanic employees

By James Efstathiou

Hispanics comprise over two thirds of the Hoboken public school population, but less than 12 percent of all school employees are Hispanic, according to a Board of Education report released yesterday. That discrepancy is even greater among professionals employed by the board. Only five of 227 regular instructional teachers or roughly 2 percent are Hispanic, according to the report.

Those findings and recommendations from an ad hoc board committee to address the apparent imbalance, were presented to the board at a special meeting last night. The School Programs Committee had been asked to look into the question of minority hiring at the board's last meeting.

Despite the report, the board last night hired a pair of substitute teachers who were not Hispanic. It was a move that was put off at prior meeting when concerns were voiced about minority hiring. Substitutes are in great demand, and have to be hired from a limited pool of applicants.

However, action on requests to hire lunchroom aides and truck drivers was tabled. Board members said minorities can be recruited for those positions so the hirings were postponed pending a review of the committee's findings.

"It's a question right now of trying to qualify procedures for

hiring," said board president Joseph Rafter.

The committee has recommended that the board develop a hiring policy that "prevents present inequities in future hirings." Also, the report suggests that there is an "imminent need" for the board to consider ways to address the "disproportionate representation" of Hispanics among regular instructors.

"We are a nine-member board and we want to work together on this issue," said committee chairwoman Lourdes Arroyo. "We are not trying to antagonize anyone but to make fair a system that has been imbalanced for years."

The findings and recommendations of the School Programs Committee will be referred to the Policy Committee for further consideration.

In other business, the board accepted new proposals from six groups seeking to

See HOBOKEN — Page 7.

## Hoboken schools may hire more Hispanic employees

Continued from Page 1

lease space in the vacant David E. Rue School, then voted to cease accepting further offers.

Submitting proposals were the Hoboken Recreation Department, interested in auditorium space; the Hoboken Parking Authority, seeking 2,000 square feet of office space; the Hoboken Historic Museum, the Hoboken Clergy Coalition, the Mustard Seed School which hopes to lease the entire third floor and the Hudson County Area Vocational and Technical Schools.

They join the Renegade Theater Company, Stevens Institute of Technology and St. Mary Hospital which previously submitted plans. The board sat in closed session for nearly two hours discussing plans for the school.

The board had stopped taking offers for the school in September, but reopened the bidding to entertain an offer by the city to relocate police headquarters there. That plan was never formally presented to the board, however, when its architect, Mayor Patrick Pasculli, suddenly withdrew the proposal at the last board meeting.

"This has dragged on for a long time," said trustee Gerard Costa who chairs the Rue School Committee. "I think the board is committed to move on the Rue School as quickly as possible."

The board's priorities for the school are to maximize revenue for the school budget and to make space available to community organizations, according to Rafter.

## Hoboken slaying suspect nabbed

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to speak with detectives, officials said.

The Hudson County Prosecutor's homicide squad was notified and investigators, accompanied by Lt. Robert Edgar and Sgt. Fred Smith of the detective bureau and three uniformed Hoboken policemen, found the suspect under the 14th Street Viaduct.

Garcia, after questioning at the prosecutor's homicide office, was taken to Hoboken Police Headquarters and booked for the murder of Amanda Worden, 24, and her son, Adam Ross Garcia, 4, officials said.

The naked body of Worden was found partially covered with a blanket on the floor next to a bed in her second floor apartment at 127 Harrison St. by her mother, Rose, while the victim's son was found on a bed in an adjacent bedroom, dressed in pajamas and

wrapped in a blanket, officials said. Both had been dead for more than 24 hours, officials said.

Building manager Jim Zambardino, who opened the apartment door for the grandmother, said the boy's face was cut and bruised. He said both bodies were bound with electrical cord and a set of nunchuks (a martial arts weapon) was on the bedroom floor.

The building manager said that telephones were ripped out of their wall sockets and pills were strewn on the bedroom floor.

The autopsy was begun yesterday and further tests are being done to determine the exact cause of death.

A source said that Garcia and the woman had been living together for "quite a while" and have been going with each other, on and off, since they were teenagers.

## Minority hiring on agenda for the ed board

By James Efstathiou

Minority hiring and the future of David Rue School will head the agenda at tonight's Hoboken Board of Education meeting.

Today is the deadline for proposals from groups seeking to lease space in the largely vacant school building at Third and Garden streets. A number of agencies, including St. Mary Hospital, the Renegade Theater Company and Stevens Institute of Technology, have already submitted plans to use space at the school.

A new proposal is expected to be presented from the Hudson County Area Vocational and Technical Schools. That group is interested in increasing its services to the area, which include adult education, vocational training for high school students and employment orientation instruction for upper elementary students and high school freshmen and sophomores. The school currently runs similar programs in North Bergen, Jersey City and Harrison.

"Since our experience in the past couple of years has been of increasing enrollment in adult education and employment orientation, we might be able to use that space so that it continues to service students from Hoboken and Hudson

County at large," said vocational school superintendent Earl Byrd.

"The facility is there. It was identified as an educational service facility and we feel that we might be able to continue with that."

In addition, the school is hoping to expand its data processing services to meet the future needs of the growing waterfront financial community, Byrd said.

The board is also expected to hear a report on minority hiring from an internal committee examining the issue. The hiring of a pair of substitute teachers was suspended at the last board meeting when concerns over minority representation among board employees were raised.

The board's School Programs Committee has been comparing the proportion of minority students versus minority board employees and found a wide discrepancy, according to trustee Geraldine Pantoliano.

"We're going to try to see what we can do to balance it out, even on the lunch program," said Pantoliano. "But it's going to take a while."

The committee will present its findings to the full board, including a recommendation that the board try to recruit more Hispanic teachers.

## Stickers must wait for computer work

By Dominick Calicchio

Renewals of Hoboken's resident parking stickers are being delayed until the Parking Authority can get an estimate on how much a reprogramming of its computer will cost.

Parking Authority commissioners last night authorized Executive Director Patrick J. Caulfield to mail out the stickers on a first-come, first-serve basis, abandoning an earlier plan to re-issue car owners the same sticker-numbers they had last year.

Advertisements explaining the plan will be placed in newspapers in about a week, Caulfield said.

The switch was based on a change in computer coding from six characters to five, Caulfield said. A new program would restore the six-character

code, but the first character would correspond to the first letter of each applicant's last name.

By alphabetizing the system, the authority can more easily identify applicants who are abusing it by owning more stickers or visitors placards than they're entitled to.

Hoboken began its residents-only parking program in the fall of 1987 after city officials became concerned that too many out-of-towners were dropping cars off in the city on their way to Manhattan jobs, reducing parking spaces for local residents.

The plan the Parking Authority devised called for residents owning cars to pay \$5 for a sticker to be placed in the rear window, identifying the vehicle as being owned by a

See STICKERS — Page 7.

## Stickers 'stuck in computer'

Continued from Page 1

Hoboken resident. With each sticker came two placards to be used by out-of-town drivers visiting city residents.

Residents who don't own cars themselves received only the placards. Cars without stickers or placards can park only in metered spaces.

Several weeks ago, the Parking Authority mailed renewal applications to residents who were already registered. None of them has received new stickers yet, Caulfield said.

However, he said, new stickers and placards have been issued to new applicants because they are unaffected by

the choice of whether to keep the old file number or get a new one.

In their vote last night, the commissioners authorized Caulfield to have the computer reprogrammed so the Parking Authority can summon accounts based on license plates or street address, instead of just name and sticker number, which is the case now.

In other business, the commissioners amended the minutes of their Dec. 27 meeting to reflect merit salary increases given to seven Parking Authority employees. Four will be paid \$7.25 per hour, the others \$5.75 an hour.

## Just one party

This opinion is addressed not only to the editor, but also to all those of the thinking public who have just one iota of intellectual integrity.

Once again, and without benefit of a decent interval, Congress is showing contempt for its respective constituencies by legislating itself a rather healthy 50 percent hike in pay, and at the same time enhancing its future pension benefits, which are inviolable and payable regardless if a member is convicted and incarcerated for official malfeasance.

The problem is that the average American is programmed from the pram to accept the super-con scenario, acted out by hand-picked salesmen with the suave haircuts, which incidentally are subsidized by John Q. Sucker. Deep down most of us are aware that the official dice are loaded, but in our rather fragile democracy, it's the only game in town, so the taxpayer is forced to read 'em and weep.

It is common knowledge that Hudson County Rep. Frank Guarini is not a denizen of the ghetto, so it would be a feather in his political cap to renounce and forgo the proposed 50 percent hike, and to denounce those, regardless of party, who do not.

I am getting sick and tired of clipping coupons while the official warts of Washington clip me. We all have become victims of the voting booth—a machine within a machine. Our two-party system has evolved into one—The Republican Party. —RALPH RUGGIERE, Hoboken.

## Jail suicide watch on alleged family slayer

A Hoboken man charged with the double strangulation murder of his common-law wife and young son will remain on a round-the-clock "suicide watch" at the Hudson County Jail through Monday.

Warden Larry Butler said guards are checking the condition and mental state of William Garcia, 23, every 15 minutes. Garcia's cell has also been stripped of items that could be used for self-inflicted injuries, jail officials said.

Thus far, prison employees said, Garcia has been sleeping around the clock.

One guard said Garcia slept from 4 p.m. Thursday through Friday afternoon, waking up only briefly.

Garcia is charged with strangling his young wife Amanda Worden, who had just celebrated her 24th birthday, and their son Adam Ross Garcia, 4.

The alleged murders occurred last Sunday night after

Garcia returned to his Hoboken apartment at 127 Harrison St. after watching the Super Bowl at a nearby bar.

Garcia has reportedly tried to kill himself in a variety of ways since his capture by investigators at 2 a.m. Thursday, but Prosecutor Paul DePascale said none of the attempts appeared to be serious.

He had some scratches on both wrists when he was found by police under Hoboken's 14th Street viaduct, but the prosecu-

tor said the self-inflicted wounds were "not consistent with a real attempt at suicide."

Garcia has been a dockworker at a Kearny shipping firm for the last five years.

Bail was set at \$250,000 cash but it cannot be posted until Garcia is evaluated by psychiatrists.

He is expected to undergo psychiatric testing next week, officials said. — Patricia Scott

## Hartz project hearing postponed

HOBOKEN—A hearing scheduled for tonight on a proposed Hartz Mountain Industries waterfront project has been postponed for the second time this month. It was rescheduled for Feb. 14.

Hartz officials were to discuss the plans, which call for two midrise office towers, a 1,000-car garage and a public walkway along the Hudson River, all on land owned by Stevens Tech.

The hearing was cancelled because most members of the city's Planning Board will be at seminars tonight given by the Northern Area Federation of Planning Officials of New Jersey, board Chairman Thomas Mooney said.

Hartz representatives asked for postponement of a Jan. 10 hearing on the project because, they said, they needed more time to gather information for their presentation.

The Secaucus developer first unveiled plans for the Stevens Tech property in January 1987.

—RANDI GLATZER.





Rose Worden discovered the bodies of her daughter and grandson in their Hoboken apartment Tuesday.

## Lover charged in slaying of his girlfriend and son

By Patricia Scott

A Hoboken man was formally charged yesterday with killing the woman with whom he had lived and their 4-year-old son. He is being held in Hudson County Jail on \$250,000 bail pending psychiatric evaluation.

William Garcia, 23, was arraigned before Judge Richard Nieto on homicide charges in connection with the deaths of Amanda Worden, 24, and Adam Ross Garcia, 4, whose bodies were discovered in their Hoboken apartment Tuesday.

Garcia's cash-only bail was set yesterday by Superior Court Judge Kevin Callahan, who stipulated that the suspect may not post bail until he undergoes a full psychiatric evaluation.

At the 10 a.m. appearance before Central Judicial Processing Court Judge Nieto, Garcia seemed subdued and calm. With his head bowed and

hands cuffed behind his back, Garcia quietly told Nieto he could not afford a private attorney but does not qualify for representation by the Public Defender's Office.

Moments after his appearance, Garcia became disruptive and was carried kicking and screaming from the CJP holding pen by sheriff's officers.

Police said Garcia attempted to slash his wrists early yesterday and was placed under a 24-hour suicide watch at the jail.

Hudson County Prosecutor Paul DePascale said that when Garcia was found, "some scratch marks were apparent" on both wrists.

"We saw some signs of self-inflicted injury but we don't believe there was any serious attempt at suicide," the prosecutor said.

DePascale declined to comment on details of the case, but said, "We believe we have

enough information to provide the medical examiner with sufficient evidence, and we anticipate the cause will be strangulation."

Garcia was arrested by DePascale's investigators under

See LOVER — Page 7.

## Lover charged in slaying of his girlfriend and son

Continued from Page 1

Hoboken's 14th Street Viaduct around midnight yesterday. He reportedly told the investigators that he hoped to die of exposure. He was fully clothed when he was found and did not appear to be intoxicated or under the influence of any drugs, DePascale said.

The Hoboken man, who has no prior convictions and has never been arrested before, has worked for the past five years in South Kearny.

Witnesses indicate that Garcia spent Sunday night watching the Super Bowl at a Hoboken tavern before returning to the nearby 127 Harrison

St. apartment he shared with Worden and their son, police said.

The bodies were discovered at 11 a.m. on Tuesday by Worden's mother.

Toxicological testing is being conducted to determine the exact cause of death but results will not be available for eight to twelve weeks, DePascale said.

Worden had celebrated her 24th birthday Friday night at a party at her home.

She and Garcia had been romantically involved for almost seven years, neighbors told police, and they were considering marriage.

## Housing battle looms

Continued from Page 1

age displacement. The existing ordinance exempts the first 10 units of renovated tenements. However, the ordinance in its original form had planned to exempt only structures with four units or less.

Cunning and Councilmen Thomas Newman and Joseph Della Fave unsuccessfully opposed that change when the council was considering the ordinance last May.

They contended that the city, by excluding the first 10 units of existing structures, would virtually exempt 90 percent of existing housing stock from making a contribution to affordable housing.

The 10-unit or less amendment was offered by Councilman David Roberts, who successfully sponsored amendments to weaken rent laws last month. The rent control changes decontrol single-family units as well as renovated tenements.

Ironically, Newman had voted to support the changes to weaken the rent laws with the understanding that Roberts would agree to consider strengthening the affordable housing ordinance.

Newman does not see the Planning Board's recommendations as a serious threat to that agreement but says the board has highlighted an area that needs addressing.

However, Newman said, he wants to hold off on any changes until May, when the council is required to make an annual review of the local law.

He agreed with Chius that it was unfair to require new construction to contribute while exempting owners of ex-

isting tenements. "I am very eager to deal with it. We want the ordinance to work," Newman said.

"But we have to give it a chance to work. If it looks like we are fiddling around with it, it might look like we are undermining it, and that may be dangerous. I am not walking away from it. What I am concerned about is that we are not constantly monkeying with the ordinance. I think it is unfair now. I don't want to drive down the price of dry land, and we can't totally exempt the rehabbers."

Peggy Thomas, director of the Community Development Agency, said she has written to Mayor Patrick Pasculli asking for a committee to review the ordinance instead of waiting until May, as she originally planned.

"Initially I didn't want to do anything until May. But because amendments keep popping up, I think we should look at the entire ordinance now. To look at it piecemeal only confuses the development industry," she said.

Meanwhile, Pasculli said, he supports exemption of 10 units or less of existing buildings and would support exempting the first 10 units of new construction as well.

"I don't think we should be treating different classes of property differently," Pasculli said. "The city has an inclusionary ordinance, and if Miss Cunningham has a problem with it, she should take the initiative to make amendments."

Cunning said she intends to have the council, not the administration, conduct the annual review of the ordinance.

## Housing battle looms

By Jo-Ann Moriarty

The Hoboken Planning Board is recommending changes to weaken the affordable housing ordinance. Members say the existing law is unfair and arbitrary.

The changes, yet to be received by the City Council, have already met with opposition from housing advocates and Councilwoman Helen Cunningham, who said the amendments are a step backward in the city's effort to provide affordable housing to low- and moderate-income residents.

Cunning, Annette Illing, chairman of the Campaign for Housing Justice, and a spokesman for Save Hoboken from Over-Development charge the changes are particularly offensive in light of the council's recent weakening of rent control laws.

"My understanding is that the administration, backed by council members, did succeed to weaken rent control. If their intent is to do the same with the inclusionary ordinance, they are going to be met with opposition," Cunningham said.

The Planning Board, which by law must oversee implementation of the affordable housing ordinance, is recommending the council exclude the first 10 units of new construction from the ordinance, said Business Administrator Edwin Chius, a Planning Board member.

Chius said it made more sense to exclude new construction because that kind of development does not displace tenants. He said renovation of existing tenements does encour-

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## Cops escalating campaign against drivers parking cars in crosswalks

By James Efstathiou

As the number of cars in Hoboken continues to grow faster than the supply of legal parking, drivers have resorted to what officials perceive as a dangerous alternative: parking in crosswalks.

The trend has already resulted in a number of accidents involving both police and fire vehicles unable to negotiate congested intersections, according to officials. The fear is that in the case of a crisis such as a fire emergency, illegally parked cars might delay emergency workers, jeopardizing life and property.

"We're not making the turns and what's happening is we're changing the routes," said Deputy Fire Chief William Bergin. "The main concern is if we can't reach the call. Just picture yourself on a corner, you see a fire blazing and you can't make that turn."

That concern prompted Bergin to seek out a solution with the help of the police department. According to local laws, it is illegal to park within 35 feet of a corner and within 50 feet of a "Stop" sign.

But enforcing that regulation has proven to be a difficult task. According to Police Chief George Crimmins, the effort is being made by the department. But the sheer volume of offenders has



Journal photo by M. Kathleen Kelly

Hoboken officials are losing their patience with motorists who park too close to fire hydrants or street corners — or, as in this case, at First Street and Bloomfield Avenue, too close to both.

thwarted the attempt. "Superiors have been notified to step up enforcement on it," said Crimmins. "We do have the problem, but it's being enforced and it will continue to be enforced."

In addition, the \$10 penalty for parking at a crosswalk leads many desperate for parking to accept the ticket and pay the fine.

Officials are hoping that voluntary compliance by the

public will ease the problem. "We summons all those vehicles that we see are in violation, but it's a matter of caseload and manpower," said Lieutenant John Aiello of the Traffic and Transportation Division. "We have to have some compliance with the law. The public just has to bite the bullet."

The city is currently in the process of redefining all existing traffic regulations,

according to city attorney Thomas Calligy. That process involves identifying problems with existing laws and could entail increasing some fines.

"When you have low fines for a long period of time, it's like the five-cent charge on the Staten Island Ferry," said Calligy. "It took a long time to convince anyone that it should be changed and now it's up to a quarter."

## Pasculli defending jobs he's awarded

Continued from Page 1

hires made during the Pasculli administration indicates that the list omits high-profile jobs, such as the director of recreation, Charlie Rossi. The list does not include Rossi's name and he began working in City Hall after Pasculli took office.

Pasculli says he has been conservative in his hiring and that each job is justified "from a management-efficiency standpoint."

"I think I have been very responsible. Some of our offices were understaffed, like rent control, and we were constantly asked for help," Pasculli said.

He said that a clerk typist and three radio dispatchers, at salaries of \$14,000 and \$15,600 respectively, were new hires in the Police Department. However, he said, those civilians

freed uniformed police officers to patrol the streets.

Pasculli said a clerk typist was hired at a salary of \$14,000 in the Office of Minorities Affairs but that position was considered important to the Vezzetti administration and was meant to be funded this year.

Another accounting clerk was hired in the Purchasing Department at a salary of \$15,000, Pasculli said, adding that that job was recommended by the Vezzetti administration when the Purchasing Department was reorganized.

A diesel mechanic was hired in the Public Works Department at a salary of \$18,500 to handle the 11 new pieces of

heavy equipment recently purchased by the city, he said.

Twelve additional people were hired at the sewage treatment plant, but Pasculli said the positions were mandated by the state Department of Environmental Protection. He said that the salaries will be paid through sewer-usage fees.

Goldsack said that all of the eight new positions seemed justified to run more efficient departments. "I don't think the numbers are out of line," he said.

The hires do not include the 19 additional patrolmen hired last August or the 26 firefighters hired last March, he said.

## Pasculli defending jobs he's awarded

By Jo-Ann Moriarty

The Hoboken City Council will receive a list tomorrow night of the city jobs given out by Mayor Patrick Pasculli, who says he has created only eight new full-time jobs since taking office last March.

Pasculli says that number is far below the number of new jobs created during the first nine months of the administration of the late Mayor Thomas Vezzetti. Business Administrator Edwin Chius says Vezzetti created 14 new jobs. The late mayor's top aide, Laurie Fabiano, says there were only three.

The City Council requested an updated personnel list two weeks ago at its last meeting when Council members Della Cunningham and Joseph Della Fave questioned some of the low hirings. The six-page list was prepared by Finance Director Nicholas Goldsack, who

said that all but eight jobs were replacements or state-mandated hirings.

The issue was brought to the fore when Cunningham and Della Fave were displeased by the new job of Hovie Foreman, who is receiving \$23,000 as the clean community aide. His job, according to Goldsack, is state-funded.

"The (Pasculli) list reads like a Young Dems roster," Fabiano said, referring to the political club Pasculli began years ago.

"Ninety percent of the Vezzetti hires were replacement positions," she said. "The business administrator is wrong. His information is incorrect. She claims that only three of the 14 jobs Chius claimed Vezzetti created were actually new hires — and one of them was state-mandated."

Fabiano claims the list of

See PASCULLI — Page 7.

## 'They were so happy,' says victims' family

Continued from Page 1

Monday evening and Rose Worden went to the apartment that night. She couldn't get into the apartment until the following morning when the building superintendent let her in and she found the bodies.

Worden and Garcia had known each other for more than 10 years, and began living together five years ago in what Campbell termed an "on and off" relationship.

It was only recently, however, that the couple and their son moved into the Harrison Street apartment. It was a move family members felt was a positive sign in the relationship.

"This was like a dream apartment with a loft and everything," said Campbell. "They were so happy to get an apartment like that at that price. Just Friday she had brought shower curtains and things."

Campbell recounted how he, his wife Diana and their children used to join with Worden and Garcia and their son on trips to Chinatown, amusement parks, zoos and lake outings during the summer.

Campbell, a Hudson County corrections officer, said he often lent Garcia money when he was in need and it was always repaid. He told how he tried to help the young family establish credit and get on their feet.

The move to a new apartment brought with it an effort on Garcia's part to spend more time with his family and less with his friends and drinking partners, Campbell said.

"He was a totally changed person," said Campbell. "He had stopped drinking. He would stay at home. He would go to work and go home."

"When he drank, sometimes he was two different people," said Campbell. "They had an argument and he punched the windshield of his car and cracked it. He acted violent sometimes but Amanda said he would never hit her. He would just throw things and scream."

"Since the baby came, he was used to hanging out with his friends all the time and now he had to be responsible," Campbell said. "There were times we could all see he didn't want that. He didn't want the total responsibility."

The baby, 4-year-old Adam Ross, was steadily becoming an expert at Nintendo, a home video game, Campbell said. His mother had recently purchased a batch of miniature teddy bears to hand out to his classmates on St. Valentine's Day.

"Adam liked to play Nintendo from morning to night. That's what he wanted to play," said Campbell. "He was only 4 years old but he was good."

Amanda Worden was a sales clerk for a pet shop in Newport Centre in Jersey City. She was born in Jersey City, but spent most of her life in Hoboken. She and her son are survived by her parents, Robert Worden and Rosemary (Ercole) Worden; her brother Robert and two sisters, Diana Worden and Rose Marie Worden.

Services will be held tomorrow in the Failla Funeral Home in Hoboken.

## 'They were so happy,' says victims' family

By James Efstathiou

The death of Amanda Worden and her 4-year-old son has left family members numb.

"It just wasn't something that you saw coming," said Walter Campbell, Worden's brother-in-law. "We still don't know what happened. Nobody expected it."

Worden, 24, a lifelong resident of Hoboken, and her son, Adam Ross Garcia, were found dead in their Harrison Street apartment Tuesday morning by her mother, Rose Worden. Police arrested the younger woman's live-in boyfriend and father of the boy, William Garcia, the following day and charged him with the killings.

"Sunday, my wife was on the phone with her and he (Garcia) was getting dressed to go to the Super Bowl party and she was going to go out later on with her girlfriend," said Campbell. "My wife called the house the next day to see when she was going to school. There was no answer but she didn't think anything about it."

Family members repeatedly telephoned the house until

See THEY — Page 7.



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By James Efstathiou

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But the cost of bringing the plant up to federal standards is beyond the financial capacity of the city of Hoboken, or Weehawken, which owns part of the system, according to municipal officials. In order to complete the upgrading, a tri-municipal sewage authority was created last summer.

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In addition, the city must contend with current failures at the plant which prompted the DEP to order immediate repairs.

City officials are blaming the latest breakdown on renovations completed last summer to upgrade the plant to the primary treatment level. Hartz Mountain Industries financed the upgrade in order to get its Lincoln Harbor development on line. A consortium of local developers contributed to the job and were issued sewage permits based on the plant's upgraded capacity.

Part of the renovations included installation of a temporary grit chamber which has suffered ongoing problems since it became operational, according to Haack. The failure of the grit chamber is believed to have resulted in damage to other treatment systems. The device was designed to remain operational through the course of construction on the secondary upgrade, which is expected to take two to three years.

Repairs to the grit chamber were paid for out of a developer's improvement fund, however, the city has sent a claim for the repair work to its sewage engineers, Lawler, Matusky & Skelly Engineers of Pearl River, N.Y. LMS approved Hartz

Mountain engineers' design for the grit chamber prior to installation, according to Haack. But that design was flawed, said Haack, who doubted if the chamber would result in acceptable effluent levels even operating at 100 percent. Its designer, Post Buckley Schuh & Jernigan Inc., of Princeton, declined comment at the request of their client, Hartz Mountain.

If the city were forced to sue for the cost of repairs, a possibility according to law director Eugene O'Connell, it would be the second time in three years Hoboken has sued its sewage engineer. In 1986, late Mayor Thomas Vezetti was successful in breaking a contract with previous sewage engineers Mayo Lynch & Associates Inc. of Secaucus.

Another apparently misguided improvement at the plant was a package treatment plant installed as a result of a lawsuit between the city and developer Gerald Baker. The package plant was supposed to boost the plant's capacity to handle the additional flow from the Baker Waterfront Plaza, but in fact has never been operational.

Baker has filed a motion asking that the city turn on the package plant. City officials, however, say the plant's manufacturer will not guarantee its workings and hence, the city refuses to put it on line. The city is now seeking to disassemble the package plant and include effluent from the Baker building in the city's allocation.

Newman backs study

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—LOCAL

## DISPATCHES

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Despite the authority's intentions to acquire and run the treatment works, Hoboken remains obligated under an administrative consent order to proceed with the upgrade. The second round of bids to bring the plant up to secondary treatment, which removes 85 percent of pollutants from waste water, is due Feb. 15. A contract must be awarded 60 days after bids are in.

In addition, the city must contend with current failures at the plant which prompted the DEP to order immediate repairs.

City officials are blaming the latest breakdown on renovations completed last summer to upgrade the plant to the primary treatment level. Hartz Mountain Industries financed the upgrade in order to get its Lincoln Harbor development on line. A consortium of local developers contributed to the job and were issued sewage permits based on the plant's upgraded capacity.

Part of the renovations included installation of a temporary grit chamber which has suffered ongoing problems since it became operational, according to Haack. The failure of the grit chamber is believed to have resulted in damage to other treatment systems. The device was designed to reclaim operational through the course of construction on the secondary upgrade, which is expected to take two to three years.

Repairs to the grit chamber were paid for out of a developer's improvement fund, however, the city has sent a claim for the repair work to its sewage engineers, Lawler, Matusky & Skelly Engineers of Pearl River, N.Y. LMS approved Hartz

Mountain engineers' design for the grit chamber prior to installation, according to Haack. But that design was flawed, said Haack, who doubted if the chamber would result in acceptable effluent levels even operating at 100 percent. Its designer, Post Buckley Schuh & Jernigan Inc., of Princeton, declined comment at the request of their client, Hartz Mountain.

If the city were forced to sue for the cost of repairs, a possibility according to law director Eugene O'Connell, it would be the second time in three years Hoboken has sued its sewage engineer. In 1986, late Mayor Thomas Vezzetti was successful in breaking a contract with previous sewage engineers Mayo Lynch & Associates Inc. of Secaucus.

Another apparently misguided improvement at the plant was a package treatment plant installed as a result of a lawsuit between the city and developer Gerald Baker. The package plant was supposed to boost the plant's capacity to handle the additional flow from the Baker Waterfront Plaza, but in fact has never been operational.

Baker has filed a motion asking that the city turn on the package plant. City officials, however, say the plant's manufacturer will not guarantee its workings and hence, the city refuses to put it on line. The city is now seeking to disassemble the package plant and include effluent from the Baker building in the city's allocation.



## Prosecutor's agents raid a social club

By Patricia Scott  
and James Efstathiou

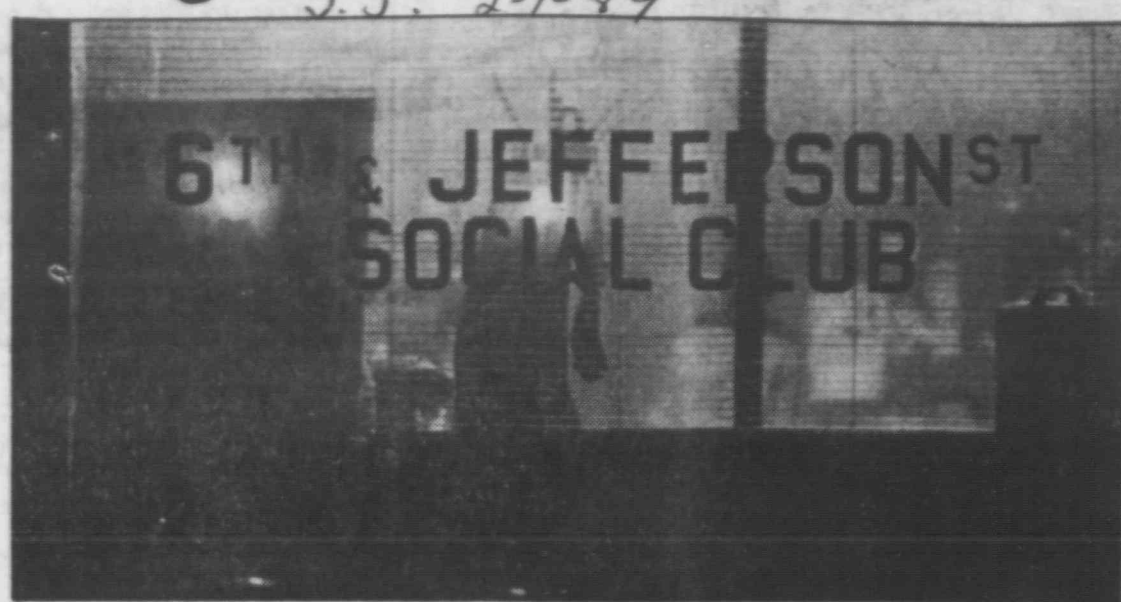
Officers from the Hudson County Prosecutor's Office raided the Jefferson Street Social Club in Hoboken, smashing what Prosecutor Paul DePascale described as a lucrative illegal gambling ring.

DePascale said yesterday the ring had been bringing in \$10,000 to \$25,000 a day, and two local men were charged with leading it.

Joseph Emil DanDuono, 48, of North Bergen and James Ruggiero, 36, of Hoboken, are charged with promoting gambling and possession of premises for gambling purposes.

The men were arraigned in Central Judicial Processing Court yesterday and bail was

See PROSECUTOR — Page 6.



There seems to be little activity in Hoboken's 6th and Jefferson St. Social Club last night, about 24 hours after agents of the Hudson County Prosecutor staged a gambling raid there.

## Prosecutor's agents raid a social club

Continued from Page 1

set at \$15,000 bond or \$1,500 cash option by Judge Richard T. Nieto.

DePascale's office infiltrated a "large-scale traditional sports bookmaking operation" being run out of the Jefferson Street Social Club at 601 Jefferson St., he said.

Investigators raided the club at 7 p.m. Monday and found 35 people in the club placing bets, he said.

The investigators also confiscated two Motorola radio scanners normally used by police departments.

Hoboken police are checking to see if the scanners belong to the department, DePascale said.

The discovery comes just as Hoboken police officials are reviewing their stock of the devices.

Last week, PBA Local 2 President James Fitzsimmons asked Law and Public Safety Director Eugene O'Connell to look into the possibility of acquiring more of the "Handie Talkie" radios for the depart-

ment. According to Fitzsimmons, a shortage of the devices has left some patrolmen, including a group of new recruits, on duty without radios.

"Any officer out on the street is in danger and so is the public," said Fitzsimmons.

The radios are manufactured by Motorola Communications and Electronics and are used in many police departments. Serial numbers of the two confiscated in the raid had been rubbed out.

Police officials say there

are other means of tracking the equipment.

"We have a control on them," said Police Chief George Crimmins.

Crimmins couldn't say if any radios had been reported stolen or missing from the department.

DanDuono and Ruggiero were seated in the clubhouse accepting bookmaking bets at the time of the raid, said DePascale.

Thousands of dollars worth of gambling records and \$5,000

in cash were seized, he said.

A late-night search of Ruggiero's Hoboken apartment yielded more gambling records and gambling paraphernalia, including a machine that he said was used to copy sports betting slips, according to DePascale.

The raids were the culmination of an investigation that began several weeks ago when surveillance teams noted heavy traffic coming and going from the site, the prosecutor said.

### Meeting today

### Hoboken to hear outside planners

HOBOKEN—While the City Council considers a new master plan for the city drafted up by city personnel, Mayor Patrick Pasculli hopes to bring in his own planners to oversee the city's growth.

Representatives of the New York office of Berrin Lewinberg Greenberg, a Toronto-based planning firm invited by the mayor to become the city's planning consultants, will make a presen-

tation to the City Council today at a special meeting at 5 p.m.

Critics of the city's planning methods have complained that building here has gone on haphazardly, with no updated rules for developers to follow. Most rules now in effect were made when scores of factories and maritime businesses thrived here, making up most of the city's activity.

—RANDI GLATZER.

### Hoboken school elections

## Pasculli backs 3 incumbents

By RANDI GLATZER

The Hudson Dispatch

HOBOKEN—Mayor Patrick Pasculli announced yesterday he will support three current members in the April 4 Board of Education election in an attempt to sweep control of the panel from self-described "reformers" who oppose him.

Pasculli said he will back Trustees James J. Farina, who is also city clerk; Lourdes Arroyo, who is also the rent leveling officer; and Claire DePalma, a teacher who is filling in for a board member who recently moved out of Hoboken. Pasculli also will back Michael Rossano, a resident who has run unsuccessfully for the board in the past.

Pasculli's opponents, the Committee for Quality in Education, will not put forth its own slate, said a member of the committee, board President Joseph Rafter.

"Partly what people feel is that you cannot win the board without control of the mayor's seat," he said. Rafter, a New York teacher who said he would like to take time off to complete his doctorate in educational psychology, does not plan to run again. His seat, as well as three others, will open up this spring.

Rafter said he believes many people supporting his committee will support a mayoral candidate opposed to Pasculli rather than campaigning in school elections. The election for mayor and City Council is May 9.



PATRICK PASCULLI  
Supports current administration

The Committee for Quality Education repeatedly has called for cuts in the school budget. The committee says much of the budget pays for patronage jobs, and the school system can offer comparable education with fewer workers.

### Hoboken waterfront

## Dell'Aquila sailing with marina plan

By RANDI GLATZER

The Hudson Dispatch

HOBOKEN—Anthony Dell'Aquila, the real estate developer whose plans to build a marina and housing complex on his northern waterfront property fell through last fall, has unveiled new plans for the land.

The plans, submitted to the city last week, are the first revealed since the local lingerie tycoon and his former partner, Fort Lee developer Harry Grant, split after a legal battle last fall.

The split doomed their proposed Grant Marina, a complex which included plans for a 61-story condominium tower. Residents were left wondering what would happen next with Dell'Aquila's property.

He now hopes to turn part of the waterfront into a full-service marina, with berths large enough to dock small pleasure craft, according to the plans. He has also proposed a restaurant and bar for the top floor of 1500 Hudson St., a former food factory.

"We want to do something that's attractive, that doesn't detract from the city, that Mr. Dell'Aquila is going to be proud of," said an attorney for Dell'Aquila, Douglas J. Janacek of the Newark firm of Crummy, Del Deo, Dolan, Griffinger and Vecchione.

Under the new plans, the only new structures proposed to stand at "Dell Marina" are restrooms and a concession stand. Dell'Aquila has not revealed the cost of the new structures, which will be considered by the Zoning Board of Adjustment at a Feb. 16 hearing. The area is zoned for industrial waterfront uses, such as shipyards.

Janacek said he has not seen other plans that Dell'Aquila may have for the rest of the 65-acre site.

Officials, still reeling from the Grant Marina proposal — widely considered "way out of scale" for the city — appeared wary of the newest Dell'Aquila proposals yesterday.

"I don't know what's behind it," Mayor Patrick Pasculli said. "I just hope he's going to develop a good plan for that property."

The mayor said offices, condominiums or other development proposals cannot be far behind.

"With the absence of any residential or office space to land this thing it looks like just a vague entity," he said.

The city hired an urban design firm last week to help develop a master plan for the city, with a special focus on the waterfront. Pasculli said he expects any new Dell'Aquila plans to comply with any new guidelines enacted.

### Hoboken waterfront

## City fighting park backers

By RANDI GLATZER

The Hudson Dispatch

HOBOKEN—A referendum to save city-owned waterfront land for a park may never make it to the May 9 municipal election ballot, because the city's attorneys say they plan to declare it illegal.

Members of Save Hoboken from Over-Development, the group that gathered more than 1,500 petition signatures calling for the referendum, yesterday vowed to bring the city to court to ensure the parks question is placed before the voters.

The waterfront land now is eyed by Mayor Patrick Pasculli and City Council members for a project that includes housing, office and commercial space and parks.

"I think they probably perceive this as one of the biggest threats to their administration," said Save Hoboken member John Develany. "I anticipated them doing anything in their power to stop it from going on the ballot."

Assistant City Attorney Thomas Calligy said the referendum appears to violate a municipal law that says no zoning amendments can be made by initiative referendum.

"It's a specific prohibition,"

Calligy said. "The question is if this is a zoning amendment."

Save Hoboken members contended yesterday the referendum does not call for zoning changes. "This is something else," Annette Illing said. "It is a designation of land for parks."

A state spokesman yesterday said New Jersey does not outline a specific procedure for setting land aside for parks, and that issues such as this must be decided individually.

In most cases, decisions on referendums are made by local mayors, councilmen or commissioners, said Richard Harpster of the state's Department of Community Affairs.

"If you sign a petition, they have an option to accept it or reject it," he said. "They're the governing body of that town, and they say that the petition is not legal. Who is going to say that it is?"

Harpster, Calligy and Save Hoboken members agreed the next step for the referendum would be an appeal to Hudson County Superior Court in Jersey City.

Pasculli said he is not pressing for the referendum to be kept off the ballot, and said he knows the issue is not likely to be dropped soon.

### Della Fave skeptical

## Towing firm faces hook

By RANDI GLATZER

The Hudson Dispatch

HOBOKEN—A move to trade in the city's tried-and-true contracted towing company for one that says it can perform the service for less has created a whirl of political tensions here.

City Council members are investigating whether Hoboken Towing Inc., formerly known as Palisade Towing Inc., can tow vehicles at a rate lower than Hoboken Auto Body Inc., which has handled the job for at least 35 years.

Although Hoboken Auto Body's pact expired in December, the city has not contracted with any company since then, council members said. Representatives of both companies, as well as some city officials, complain that political forces in addition to economic ones are causing a new deal to be stalled.

According to bids submitted to the council, the new company could store parked cars for \$10 a day instead of the \$15 charged by Hoboken Auto Body, and could perform emergency towing at a rate of \$80 instead of Hoboken Auto Body's \$125.

Hoboken Towing could also store the cars at no fee to the city instead of the \$1.30 per day the city now pays to store vehicles.

The difference could save the financially ailing city thousands of dollars each year, officials say.

Hoboken Auto Body Inc. submitted the sole bid shortly before its contract ran out, but officials decided to order a new round of bidding, Councilman Joseph Della Fave said.

"There are curious circumstances regarding the bidding of this contract," Della Fave said.

Hoboken Auto Body Inc. contends that the new company is incapable of handling the service.

"This bid is so ludicrously low that it shows how little these people know about this business," said Carmine Pino Jr., vice president of Hoboken Auto Body. "It is a very attractive offer, it is a very nice offer, but it is a fairy tale."

Pino charged that Hoboken Towing has not yet worked out insurance costs, land taxes for a huge lot where towed cars will be stored, and operational costs. He said he believes some officials know the offer is unrealistic, but nevertheless are pressing for his company's ouster.

The head of Hoboken Towing, Kenneth Diver, called allegations about his company's towing ability ridiculous, and said he does not understand why the city did not instantly accept his lower bid.

He also said he believes politics is stalling the process.

## Hoboken accents spice TV show 'breakfast'

By Jo-Ann Moriarty

The Hudson Dispatch

Before Hoboken secretary Cathy DePalma went to her job yesterday, she and her sister, Ruth Ann Tompkins, tap danced, joked and displayed their native Hoboken accents for a live television broadcast.

The two sisters, who live directly across the street from each other at 1018 and 1021 Garden St., were featured on "Good Day New York," a two-hour show beginning at 7 a.m. on Channel 5 they say they never miss.

As a feature to the morning show, Fox Broadcasting's celebrity, Gordon Elliott, travels greater New York area neighborhoods looking for a friendly house to have breakfast

with average folks.

He found himself knocking on doors on Garden Street yesterday.

But when he landed his crew at the DePalma's, he never got breakfast yesterday.

"People kept walking in off the streets — strangers — using the phones, walking around," he said, adding, "They (the sisters) were too excited to think about making a cup of coffee."

Instead the native Australian got a live performance from the two blondes. Tompkins tap danced. DePalma kept giving samples of her diction.

"He kept making fun of the way we talk, you know he speaks so beautifully. He is six feet, seven that guy," said DePalma who works for the city Planning Board.

Tompkins said their host imitated their speech, which she described as "flat, kind of Brooklynese. He speaks the King's English and here he is in Hoboken speaking with two Brooklynese dames."

Then two items on DePalma's kitchen table caught his eye and then the camera.

"He had the camera focus in on the pack of cigarettes and bottle of Tylenol on the kitchen table as a healthy Hoboken breakfast," DePalma said.

Now, DePalma's husband, Louie, had gone to work. Her teen-age son,

Michael, was upstairs recovering from having his wisdom teeth extracted and her daughter, Deirdra, 21, was on her way to her job in the Empire State Building.

"Deirdra was really mad. She asked me why I let them in," DePalma said. "I really did it because my sister has always wanted to be on television. Ruth Ann came over and took over the whole show," DePalma said.

Soon, her livingroom was filled with neighbors she has never met. Apparently, they, like the sisters, were watching the show.

"One woman wouldn't get off the phone, she called her parents and husband telling them she was with

Gordon Elliott," DePalma said.

Elliott, who has been doing this feature for six months, said DePalma and Tompkins were great interviewees. "They are archetypal Hoboken residents, friendly, forward and female."

When asked about their shyness, he said, "They are as shy as angry elephants." However, the children were socially backward," he said because they declined their television debut.

But Elliott kept complementing the women on their homes.

"Ruth Ann said to me that they must live in dumps," DePalma said. She added, "I can't wait until Louie comes home and hears this one."

## Planners hired for Hoboken

Toronto firm to aid city on waterfront

By RANDI GLATZER

The Hudson Dispatch

HOBOKEN—The City Council agreed last night to hire a Toronto company to design a master plan for this city's waterfront at a cost of more than \$52,000, even though its own planners already have spent two years preparing a proposal.

Not all officials were enthusiastic about the hiring, but said they hope the move will speed up the planning process. Building guidelines here are years out of date, and many people say this has led to haphazard development, and confusion and frustration throughout the building process.

"I think it's sorely needed," said Ron Hine of the community group Downtown Citizens for Sane Development after a presentation by the New York office of the Toronto urban planning firm of Berridge Lewinberg Greenberg Inc. "They (City Council members) haven't been doing the planning that's necessary to deal with the tremendous onslaught of development."

Firm representative Joseph Berridge said his company will spend the next few months talking to council members, developers and the public to determine what shape the city's waterfront and adjacent areas should take.

In June, the concern will make final recommendations about how tall buildings should be, what kind of parks and public walkways are needed, and how the need for mass transit and parking spaces should be met.

City planner Ralph Seligman, a professor at Hunter College in Manhattan, and the city's Planning Board completed their own master plan months ago. But the council has not considered the zoning amendments needed to implement the plan.

"They can act on what they have before them, but in their wisdom they're going to study it," Planning Board Chairman Thomas Mooney said.

A master plan could affect several proposed waterfront projects, including the mayor's planned complex of housing, hotels, offices, stores and some parks and walkways for the southern waterfront. Both that project's designer, Stanton Eckstut, and Berridge Lewinberg Greenberg Inc. worked on Battery Park City in lower Manhattan. Eckstut recommended the Toronto concern to Mayor Patrick Pasculli.

Councilman Joseph Della Fave, frequently opposed to Pasculli's initiatives, said he saw little use in fighting against plans to hire the Toronto concern. Although it may not be the wisest move, he said, the hiring will at last allow the long-awaited planning to proceed.

"In order to accept what has been done, we have to spend another \$50,000," Della Fave said.

Several council members pressed members of the firm to pay close attention to other parts of the city besides the waterfront, such as the Observer Highway corridor on the city's southern boundary.



# Pasculli wants tough rent rule, condo ban

By Jo-Ann Moriarty

Hoboken Mayor Patrick Pasculli recommended to the City Council last night that it repeal recent amendments that weaken rent control and adopt an ordinance to ban condominium conversions.

The mayor's change of heart on the two controversial issues leaves one advocacy group suspicious, with members believing Pasculli is being politically expedient with an eye on the May election.

The council also advanced waterfront development last night by extending its contract with a company for a financial analysis of the preliminary development plan and hiring a firm to guide the council in adopting zoning amendments for the city master plan.

## Changes his stance in face of petitions

Pasculli, who did not attend the meeting, sent two brief letters to the council in response to two successful petition drives by Save Hoboken from Over-Development.

The council, backed by Pasculli, voted in late December to decontrol single-family dwellings as well as rehabilitated tenements. SHOD mustered enough signatures from residents to contest those changes as well as force a condo ban referendum on the May ballot.

Only Councilman Joseph Della Fave and Councilwoman Helen Cunniff voted against the measure, which was sponsored by Councilmen David Roberts and Steve Cappiello.

Pasculli signed the amendment the night it was approved by the council, but his letter last night stated: "The recent amendment to the rent control ordinance has created serious misunderstanding in the community. Many have interpreted the amendment as a method that some developers would

use it to charge exorbitant rents and displace families. This was never the intent of the proposed legislation.

"Therefore, it is my recommendation that the City Council consent to the request of the referendum and repeal the most recent amendment and have the matter returned to the proper committee for evaluation."

But Dan Tumpson, who founded SHOD, and Steve Busch of SHOD and a member of the Rent Control Board, said the mayor and most of the council members were hypocrites. "He (Pasculli) wants to stab the tenants in the back but not until after the May election," Busch said. He added that Pasculli was flipflopping because

See PASCULLI — Page 6.

# Aid off, tax rise looms for Hoboken

By James Efstathiou

Despite an overall increase over last year in state funding for public schools, Hoboken will receive substantially less school aid in the coming budget year.

The drop in funding is likely to result in an increase to the local tax levy needed to support Hoboken public education, over \$15 million in the current budget. A preliminary 1989-90 school budget is expected to be unveiled at Thursday's Board of Education meeting.

The loss of more than \$1.6 million in state assistance is a result of Gov. Thomas H. Kean's decision to provide less

than 100 percent of aid called for in the state funding formula, falling enrollment in the district and a growing tax base.

"Taking declining enrollment and increased valuation, the result would have only been a modest increase," said Mel Wyns, director of the state Board of Education's Bureau of School Finance. "But when you lay on top of that the effect of a decrease in terms of the governor's recommendation, the overall result is a fairly substantial percentage year's loss."

State wide, school funding in certain categories increased by 3.8 percent to a total of \$3.6 billion, Wyns said. However Hoboken, due to a combination of factors, will receive nearly 20 percent less in state support than in the 1988-89 budget year.

The state funds local

school districts based on a formula that incorporates, among other components, total student population and the overall wealth of the municipality. The funding formula was found to be flawed by the state's highest court and a final decision on its validity is expected to be handed down by the state commissioner of education by the end of the month.

Hoboken's public school population dropped by 306 students to a total of 3,730 as of last September, according to Wyns. Across the state, the annual decline is closer to two percent or less, he added.

Concurrently, the city's assessed value rose by 24 percent. While that increase was only slightly above the state average, the combination of factors spelled a sizable drop in aid for Hoboken.

"There's a combination of factors that are working against Hoboken," Wyns said. "The most important ones being declining enrollment and increased property value and of those two, the most important one in Hoboken is declining enrollment."

School business administrator Anthony Curko has been processing requests for supplies and staff by teachers and administrators in preparing the budget. After the preliminary spending plan is reviewed and possibly amended by the board, it will be advertised prior to a public hearing on Feb. 16. Following ratification by the board, the budget will go before voters in the April 5 school elections. Thursday is the deadline for petitions from those seeking to enter the race for four board seats.

# Worker claims Hoboken raises were not uniform

By Jo-Ann Moriarty

It all started with a uniform, but now Hoboken Parking Authority employee James Ortiz has filed a complaint against the authority on charges that he was not given a raise because he, questioned his civil rights.

Ortiz, who filed the complaint with the state's Division of Civil Rights, a branch of the Attorney General's office, became concerned last November, four months after being hired as the assistant parking permit coordinator, when he was told he had to wear a police-like blue uniform.

The order came in a memo from Patrick Caulfield, executive director, who acted on the instructions of the PA commissioners.

But Ortiz, a economics student at New York University, is fighting wearing the uniform because he said he is an office employee and not a law enforcement officer or meter reader, and wants no part of wearing a uniform.

Now Ortiz said he believes that he was overlooked for a salary increase because, unbeknownst to him, the day he visited the civil rights office in Newark to inquire about the legality of the uniform edict, was the day the commission met to make its annual review of the staff's salaries.

While at the Newark office, a civil rights employee contacted the Parking Authority in an attempt to resolve the issue over the uniform, according to Ortiz' official complaint.

Ortiz, who works 2:30 to 10:30 p.m., said he later learned that all but three employees, including himself, were given raises that day.

According to the minutes of that meeting, the PA commissioners granted salary increases to all but three employees, Caulfield, Ortiz and Louis Ortiz, who is no relation.

The city was informed this week of the complaint. It has 20 days to respond to the complaint.

Donald Pellicano, chairman of the HPA, said that the

rest of the office staff does not wear uniforms but that the meter persons and enforcement officers, both jobs are street assignments, are required to wear the blue uniforms.

Pellicano said yesterday that the authority wants Ortiz to wear a uniform to give clear presence of a Parking Authority employee if he has to out to the streets to unboot a car.

Ortiz, who grew up here and attended local schools, said he never leaves the office to go to a street assignment to either boot or ticket a car.

Additionally, Pellicano said said that since Ortiz works evenings, he wanted the public to be greeted by someone they knew was a Parking Authority employee.

But Ortiz, in a December letter to the commissioners, said when he was hired in July, it was never mentioned during his interview that he would be required to wear a uniform. He received that news in November, he said.

"When I was hired, it was stressed by Mr. Caulfield, that at no time would I be left alone in this office, and that an enforcement officer would be present to both assist me in my duties, as well as provide any security that might be needed," Ortiz wrote.

"But this is not my only objection to wearing a uniform. Like Louise Taglieri, who is also a coordinator, Marilyn Fiore, Dennis Haggerty, JoAnn Serrano, Lucille Duval, and Stella LaPadula, I am part of the office personnel or staff and as such feel that any requirement to wear a uniform should be extended to all personnel and staff, and not solely to myself.

"Anything less would be subjecting them to what can only be seen as preferential treatment, while at the same time singling me out in an arbitrary and capricious manner, which I know in my heart was not the Board of Commissioners' intentions," he wrote.

Pellicano declined comment pending further disposition of the case.

# Pasculli wants tough rent rule, condo ban

Continued from Page 1

he realized the broad opposition to the rent control amendment.

"At the public hearing, at least a dozen speakers and condo owners specifically told the council that the amendment would cause displacement but they were ignored," Busch said.

Tumpson said he was bothered that Pasculli and the council will preempt the petitions from the ballot. The May election is for mayor and three at-large seats on the council.

While Della Fave noted that the council had approved his resolution to support the state's anti-eviction proposal, SHOD members said city officials missed their opportunity to adopt a local ordinance to give the state law more clout. They said neighboring communities had already adopted laws.

Law Director Eugene O'Connell said the condo ban the council and administration will eventually consider must be identical to the one submitted by SHOD. SHOD said its proposal is stronger than the state measure because it completely bans condo conversion instead of prohibiting conversions only when displacement is involved.

In other action, the council hired the firm of Berridge, Lewinberg and Greenberg at \$52,000 to look at the waterfront development plan, which encompasses 3.2 million square feet, including 1.6 million square feet of commercial space and 1,600 housing units — as well as planning for the rest of the city.

Joseph Berridge, an urban designer, said he will consider the effects of upcoming development projects, including 1600 Park Ave. and the 93 acres owned by Anthony Dell' Aquila in the northern end of the city when he reviews the proposed masterplan amendments.

The city wants to develop the southern end of the waterfront on nearly 40 acres. Meanwhile, the council tabled the zoning amendments last night and voted to consider at its Feb. 15 meeting a schedule of fees and set procedures to apply for permits, variances or site approvals before the Planning Board or Zoning Board of Adjustment.

Della Fave lauded the move to create a comprehensive planning approach for the city, but recommended the firm also consider the city's capacity for infrastructure and transportation.

"I still have concerns about parking, which should be put on the perimeter, and heights on the buildings. We have to consider a transit system which may be necessary to accommodate the development," he said.

Councilman Thomas Newman said the city must consider the cost of teachers, police, fire and public works that will be needed with new development.

The council voted to extend its contract with Hunter Interests, Inc. for additional financial analysis of waterfront development. The city is looking to see if the plan can generate revenue to pay for the expansion and at the same time reduce local spending.

The council, at the suggestion of Cunniff and Della Fave, struck language from the resolution that would have allowed the firm to "negotiate with potential partners and/or private developers."

Della Fave complained that council members are not allowed a copy of the financial analysis the company has provided. Council President Robert Ranieri said since the council is paying for the contract, members should be allowed copies. Della Fave said if he did not get a copy he would formally request one through a resolution at the next meeting.

# Otto dons his running shoes

## HE'S ANGRY

### At 80, ex-bologna maker is school board candidate

By RANDI GLATZER

The Hudson Dispatch

HOBOKEN—For the last three years, 80-year-old Otto Hottendorf has sat in the audience at Board of Education meetings, fiddling with his eyeglasses and growing angrier and angrier.

But this year, Hottendorf, ousted from his board seat in 1986 after serving for 34 consecutive years, has decided to do something about the troubled school district.

"It got so bad I decided the old man's got to run again," he said yesterday.

Regarded as one of the most experienced school board members in the state, Hottendorf is tossing his hat into the ring for one of the four seats open in the April 4 election.

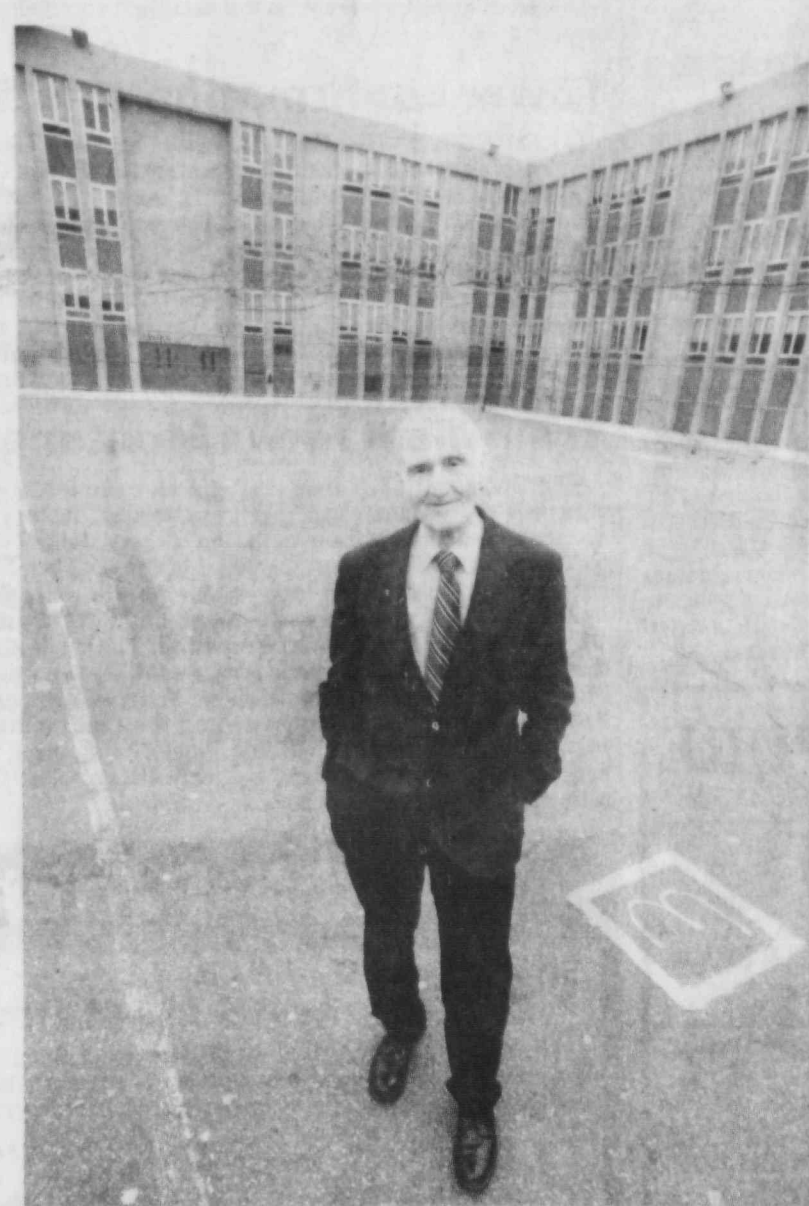
Some observers say it is unlikely that Hottendorf, a retired bologna maker who frequently quoted biblical passages while conducting board meetings, will be a serious candidate. They also questioned whether the school system, now under a state observation, can be improved by one of those who watched it falter for more than three decades.

But Hottendorf takes the issues seriously.

IN AN interview at City Hall yesterday, Hottendorf, dressed in a battered leather jacket and the bright blue running shoes he wears to go race walking each morning, complained of inequities in teacher's salaries.

The fault is the school board's, he said as he peered over the rims of his tortoise-shell glasses,

Please see CANDIDATE Page 4



Otto Hottendorf, who has spent 34 of his 80 years as a school trustee, will seek a seat on the Hoboken Board of Education.

DON MCCOY THE HUDSON DISPATCH

## CANDIDATE

CONTINUED FROM PAGE 1

then pulled the glasses off in exasperation.

"What they're doing wrong is they're cheating the young teachers with the salaries," he said, and suggested putting the salaries of older teachers — those hired before 1970 — on hold for a few years.

The president of the Hoboken Teachers Association, James Germinario, said he is not aware of a serious differential between the salaries of old and young teachers.

"Over the years, there may have been some differences, but it hasn't been by design," he said. If elected, Hottendorf said, he would try to sell off some district school buildings and funnel the profits into classroom programs.

The pool of pupils here is shrinking, and the board has closed schools to save operating costs. Now officials are attempting to rent out space in the vacant buildings to earn money.

"You can't just go ahead and think about being real estate barons and hold empty buildings," Hottendorf said. "That's the height of foolishness."

IN SOME ways, Hottendorf has been at the forefront of educational movements, said Trustee Gerry Costa. As board president in the late 1970s, Hottendorf lobbied to keep school buildings open long after the school day ended. It took others in the field a decade to pick up the same cause, now a popular one.

But Hottendorf was also set in his ways, Costa said. A "creationist" who values the Bible over any set of science books, Hottendorf vehemently opposes sex education and related programs, Costa said.

And as a major figure in school policy for more than three decades, Hottendorf served throughout an era darkened by patronage, which helped lead to the school system's steady decline, Costa said.

Another observer, who asked not to be named, agreed. "He's one of the guys who's responsible for all the problems in the schools," the observer said, "and now he wants to fix it all."

# In switch, Pasculli asks rent law compromise

By Jo-Ann Moriarty

Hoboken Mayor Patrick Pasculli said yesterday that he still supports recent council-approved amendments to decontrol single-family units and renovated tenement buildings.

But Pasculli said Save Hoboken from Over-Development's successful petition drive to have the city repeal the changes or place them on the May ballot, would suspend the revised ordinance.

"We would have to hold in abeyance everything we have done. Hopefully, we can come up with a compromise," Pasculli said. He said he never wanted to displace families because of rent law changes.

The mayor's comments came one day after he sent the City Council a letter, asking

members to repeal the changes. He also urged a ban on condo conversions.

Only Councilwoman Helen Cunniff and Councilman Joseph Della Fave voted against the rent law changes because they believe they would cause displacement.

Pasculli said he "still feels very strongly" that single-family dwellings and owner-occupied condos should be exempt from rent control. Cunniff and Della Fave concur.

The second section of the amendment, which Cunniff and Della Fave suspect will give large-scale developers more incentive to convert low-rent buildings into condominiums, which owners could then rent at market rates, will be the focus of a review committee.

Pasculli said the council

should organize the committee and talk with tenant groups, developers and council members to reach a compromise.

But SHOD and the Campaign for Housing Justice, unlike Della Fave and Cunniff, opposed the first section of the amendment as well.

Steve Busch of SHOD, who is a member of the Hoboken Rent Control Board, said he believes Pasculli is backing off on the amendment because he does not want displacement to be an issue in May's election.

He said the mayor still wanted "to stab tenants in the back but not until after the May election."

Pasculli said if SHOD believes that's true, "then I am accusing them of intentionally trying to make the community hysterical and paranoid to-

ward growth.

"In essence, these are a cast of gloom-and-doom characters. Steve Busch is an extremist who uses many of these issues for grandstanding. I have yet to see Steve Busch offer one concrete project to create affordable housing. He has simply been a critic," Pasculli said.

While Annette Illing, chairman of the Campaign for Housing Justice, is concerned what compromise will be cooked up in council committee, she warned elected officials yesterday that courts already have ruled that local governments cannot preempt the intent of petition drives.

Della Fave, who unsuccessfully challenged Pasculli in the November election with Cunniff as his campaign manager,

# St. Pat's Day fund-raiser set Sunday

HOBOKEN—St. Patrick's Day gets off to an early start in the Mile Square City, and so does fund-raising for the parade.

The Helen Cunniff and Friends Association, parade organizers, have planned a fund-raiser on Sunday for the March 4 event at the Elks lodge on Washington Street.

The parade, first held in Hoboken three years ago, was canceled last year because of the death of Mayor Thomas F. Vezetti on March 2. Edward Cunniff, parade coordinator and brother of Councilwoman Helen Cunniff, said Hoboken holds its parade on the first Saturday in March to get a jump on other festivities throughout the state and to attract the best bands and entertainment.

Planning Board Chairman Thomas Mooney will be grand marshal. Cunniff said. William Bergin Sr. has been named as honorary chairman.

Sunday's fund-raiser will run from 4 to 9 p.m.

—RANDI GLATZER.



# Moviemakers make New Jersey bigtime with Hoboken in forefront

By The Associated Press

A record \$22.7 million was spent on film, television and advertising production in New Jersey in 1988 with Hoboken playing the favorite city of producers, an official said yesterday.

From bit parts in music videos to dominant roles in feature film landscapes, the state is favored more and more by filmmakers, said Joseph Friedman, executive director of the Newark-based New Jersey Film and Television Commission.

Two major projects under way this year attest to New Jersey's continuing popularity, he said.

Under production in Hoboken and other parts of Hudson County is a family oriented show, Dream Streets, set to run on NBC this spring, Friedman said. Sylvester Stallone's company, White Eagle Productions, is shooting an action-adventure movie in several locations in the state.

"This is a good indication of how busy we're going to be," Friedman said.

The most popular filming locale in the state in recent years has been the Hudson River city of Hoboken, long remembered as the backdrop for the mid-1950s film, "On the Waterfront."

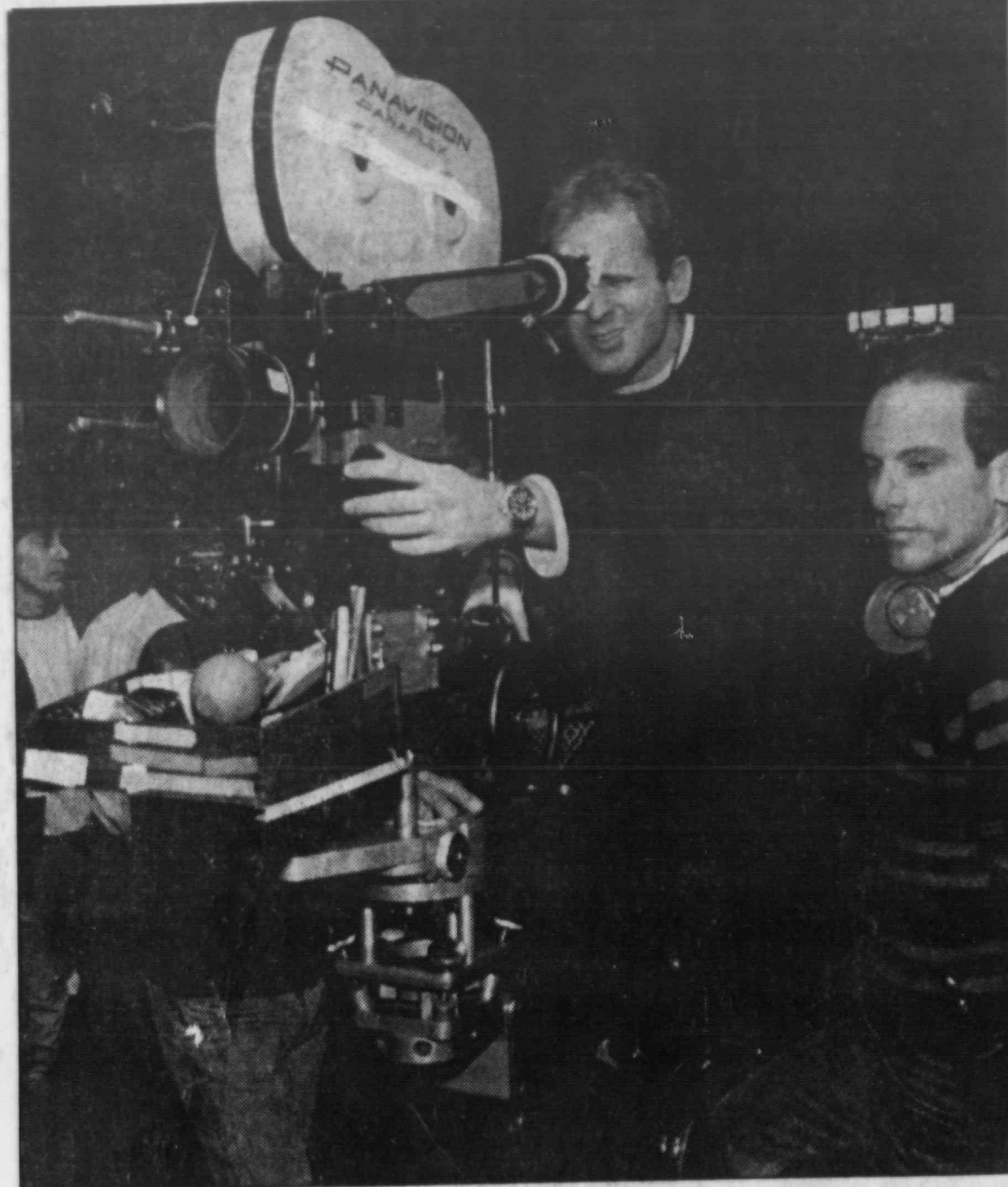
"Hoboken may be the place where more of this stuff is going on than any place else in the state," Friedman said. "You've got these brownstone houses, grittiness and Main Street and homes that remind you of a lot of other places."

In feature film production alone, New Jersey ranked fourth nationwide behind California, New York and Florida, said Michael Walbrecht, public affairs manager of the California Film Commission. Friedman expects the state to play an even bigger role in movie making this year.

Twelve feature films were made in New Jersey last year, according to the commission, which tracks major movie production in the 50 states.

"A lot of New Jersey's production is contingent on who is shooting in New York and how much they will shoot in New Jersey instead," Walbrecht said.

Friedman acknowledged the importance of proximity to New York City, the second



"Dream Street," the NBC-TV show, is typical of the filming being done in Hudson County these days. Robert Ellsmit, director of photography for the series, films a scene at the Jersey City Medical Center as director Mark Rosner stands by.

most active production site in the country, but said New Jersey is receiving a growing amount of repeat business from filmmakers.

Among the major New Jersey-based films to air this year are "Lean on Me," a tribute to Paterson high school principal Joe Clark; "Family Business," featuring Sean Connery and Dustin Hoffman; and "Penn and Teller Get Killed," showing the magic-comedy act with Atlantic City as a backdrop, Friedman said.

The state also was used last year by Woody Allen, Bruce Springsteen and Pizza

Hut for a variety of projects. "Big," which may earn Tom Hanks an Academy Award this year, was partially filmed in Cliffside Park and Weehawken.

The \$22.7 million in production fees pumped into the state's economy was spent on everything from hotel rooms to food and equipment, according to the state film commission.

That compares to less than \$5 million spent in 1978, when the 10-year-old commission first began charting dollars spent by filmmakers in the state.

Friedman said the state is

attractive because of the large pool of technical manpower in the New York metropolitan area and its landscapes.

He said the commission has marketed those commodities more effectively in recent years.

"The thing that you look forward to is word of mouth," he said. "That's what we rely on. We're getting it from production people."

Friedman also sees Atlantic City rising in popularity among filmmakers and says it could some day become as common a setting as Las Vegas was in the 1970s.

## Towing companies say city dragging

By James Efstathiou

Two companies vying for Hoboken's municipal towing contract had sharp criticism for city officials because the lucrative job wasn't awarded at Wednesday's council meeting.

Hoboken Auto Body Inc. has towed cars for the city since 1952, according to owner Carmine Pino Jr., who now runs the business his father founded.

Pino has continued to tow for the city without a contract since Dec. 1. He blames the delay on "backstabbing" and "bickering" in City Hall.

His competition, Hoboken Towing Inc., is a newcomer as far as government work is concerned, but has a sizable stake

in the outcome. Owner Kenneth Diver says he has invested \$85,000 to establish an enterprise capable of meeting the city's demands.

"I'm here in limbo, and Pino is still doing the towing without a contract," complained Diver. "I was under the impression that they wanted a new towing service. I think I'm as qualified as anybody."

The snag in awarding the contract came after Diver's bid came in lower than Pino's. In most cases, the contract would go to the lowest bidder. But there were questions about Diver's company's ability to handle the job. Those questions were raised by the City

See TOWING — Page 8.

## Towing firms say city drags

Continued from Page 1

Council, and the measure was tabled.

"You want to make sure that we're getting a legitimate bid on a service we're paying for," said Councilman Joseph Della Fave.

"If it's a legitimate low bid, then it should be accepted. In this case, because of the curious circumstances, then you want to check out the bid."

Della Fave's primary concern was whether Diver would need planing board approval to park cars on property he has leased at the city's northern border.

Della Fave also said he received sketchy information from Diver on his past business record and current business address.

The Hoboken Police Department reviewed Diver's bid and determined the offer to be satisfactory, but did not offer a recommendation.

The city's towing service must comply with a number of requirements, including being able to remove abandoned vehicles from city streets within one hour of notification by the police, having the capacity to store those cars, staying in compliance with state and local

towing laws, carrying appropriate insurance coverage and being available for round-the-clock service.

Diver, who previously operated a private tow business out of a local gas station, said he believed he met the city's requirements and that his low bid should have received the contract. "Everybody encouraged me. I was encouraged to do it," said Diver.

"City Hall was fed up with the complaints," he said.

Part of Diver's encouragement came from a perception that city officials were unsatisfied with Pino's service.

Responding to recent concerns over illegal parking, Police Chief George Crimmins confirmed that "occasionally" patrolmen working off-hours had trouble getting a tow from Hoboken Auto Body.

"The truth of the matter is there's always going to be grumbling no matter what service you provide," said Pino.

"I don't think you could go into any municipality and get 100 percent approval on their towing service."

Last year, Hoboken spent approximately \$40,000 for towing and storage services. For this year, citing rising insurance costs, operating expenses — and most of all, property taxes — Pino increased his rates in a bid submitted last fall.

Business Administrator Edwin Chius rejected that offer and the job was put out for bid a second time.

On the second round, Diver submitted his bid, with significantly lower rates.

Pino offered to tow abandoned cars for \$15 and store them for \$1.30 a day. Diver offered a \$10 tow charge with no storage fee.

But Pino said price isn't everything and that the council should consider the fact he has contaminated his property by storing cars on it over the years and has continued working for the city without a contract during their deliberations.

"Cheaper is not automatically better," says Pino. "We're a business; we've been operating; we've shown that we can do the job."

## Old problem, new remedy

Playing hooky from school is an old tradition. Hoboken is applying a new method to deal with it.

The fact is, truancy is serious stuff. Out of 1,100 students at Hoboken High School, 40 are considered truants. A truant child is one who misses 20 or more days a school year.

Children who miss out on school miss lessons in English, history, math and chemistry, and instead can learn about drinking, drug abuse and crime. There are lots of free classes, held daily, in all those sordid subjects on most Hudson County streets.

Of course, some children who avoid school simply park themselves in front of television sets all day, watching rock videos and soap operas. That's also a waste.

The Victorian answer to truancy was the birch rod. But these days, the answer has been, in Hoboken, to fine the parents of a truant child between \$25 and \$100, for neglecting to ensure that their kid attended school.

The problem with that is just who gets punished. The parents are the ones who must ante up the fine, and the child gets a lecture. Furthermore, in these days of latchkey children and working parents, it's often up to the child to make sure he gets to school.

And we all know from experience that children, with superb illogic, will make herculean efforts to avoid work. In other words, if a kid wants to avoid school, he can usually outfox his parents and the law — for a while.

BUT COOL heads in Hoboken have come up with a hot idea: put the kids on trial and hand them a sentence from a real live judge. It's not quite their own, Jersey City has a similar program. But what makes Hoboken's concept worthy is that school officials and the Municipal Court work together to handle the case, preparing an individual punishment that steers the child back to school, makes the point and reduces the pain.

In the first day of the program, Municipal Court Judge Ross London ruled on the case of a teen who had missed 47 days of school since September.

The 15-year-old boy wanted to be a body-builder, the court was told, so Judge London sentenced the youth to five months of perfect school attendance, counseling, tutoring — and weight-lifting.

The remedies — a joint venture of school and court officials — will provide individual solutions for individuals. Principals, guidance counselors and school attendance officers will be responsible for designing the remedies.

There's great merit in this approach. Children can be swung at an early age from trails that lead to crime's fast lane. The punishment aims at the student, rather than his parents' wallet.

The parents are put on notice, too. They can still face fines of \$100 a day if they are truly to blame for their children's absence. But the real goal is twofold, and what it should have been all along: Get the kids into school, and keep them away from the sins of our streets.

Judge London said, "In the short term, it's a lot more work. But in the long term, if they don't go to school, I'm going to hear their criminal cases in a couple of years."

He's right. Spare the rod and spoil the child, but there are many different rods for many different children.

## Red ink still flowing at Elysian Savings

Continued from Page 1

like a new accounting system was implemented to increase efficiency.

Although the bank has continually posted losses, deposits up to \$100,000 are insured by the federal government. The Federal Home Loan Bank of New York, which monitors area thrifts, has said it supports the policies of the new management team.

Elysian executives did not return calls for comment on the 1988 earnings report.

A statement issued in mid-January by Williams, who serves as Elysian's president,

said the year-end financial statement "will show the effects of restructuring efforts."

"During the year, the bank continued to make adjustments to its balance sheet as part of its balance sheet restructuring. A higher level of loan reserves was deemed appropriate. The additional reserves were created to accommodate a number of non-performing loans that were primarily originated between 1983 and 1987, a period during which the bank experienced an exceptional growth rate."

A new accounting system

would show fee income on loans over the life of the loan, rather than in the year of origination, Williams said.

She added that the balance sheet would also reflect the increased cost of funds related to deposit maintenance levels.

According to the 1988 earnings report:

- Deposits at the end of 1988 were \$199,892 million, down from \$239,721 million at the end of 1987.

- Assets were \$198,798 million, down from \$257,779 million in 1987.

- Net worth, the value of reserves and capital that

serves to back up loans, was minus \$4,392 million, down from \$1,833 million the previous year.

Elysian did not borrow funds from the Federal Home Loan Bank to cover the outflow of capital and deposits. In 1987, the thrift borrowed \$14.6 million from the FHLB.

A number of bad real estate loans were also reflected on last year's balance sheet.

The amount of real estate owned by the bank through purchase or repossession rose to \$9.8 million in 1988, up from \$2.2 million in the previous 12 months.

## School rings the bell for theater company

Continued from Page 1

cause of recent concerns over structural problems at the company's former location, a basement in the VFW hall, the group found itself without a home until the Rue School was secured.

"This would really hurt the theater if we had to cancel this production," said Beverly Savage, vice chairwoman of the

theater's board of directors. "It's a very beautiful old building. There's just so much there."

The agreement calls for the theater company to pay the expenses of keeping the building open after hours in return for use of the space.

Savage, who attempted to locate other sites, learned of the school board's decision just

as her last option, an auditorium at the Stevens Institute of Technology, disappeared.

"Joe Rafter (BOE president) called me to tell me the board had approved this," Savage recalled.

"I called Ron Roston, (Renegade artistic director) while he was on the phone with someone from Stevens who was telling him we couldn't have it."

The job of transforming the school auditorium into "Fortile Valley," the fictional location of the farm, fell to professional set designer Allen Randall.

Of particular difficulty was creating the special effect of continual rain on the set.

"The whole premise is based on the fact that its raining the entire time," said Randall.

"Initially, we wanted to have it rain all around the stage so the audience could watch the show through the rain, but just for practical reasons that wasn't possible."

Randall solved the problem with the help of circulating pumps. "Rain" will fall continuously behind the stage and a persistent leak will flow down the middle into the "farm house."

The play will be presented virtually in the round with the audience seated on three sides of the set.

"There's a concept behind it," said Randall of the set design which is dominated by rough wood to evoke the feeling of a farm house.

Randall first read the play, then collaborated with director Gary Mitchell and lighting and clothes designers before creating the stage.

The play was written by Garr Lange, whose upbringing in the Pacific Northwest is evident in the setting of the work.

In the story, the farm family is threatened by flood and turns for salvation to their clairvoyant son who was given special sight when struck by lightning.

## School rings the bell for theater company

By James Efstathiou

While the ultimate fate of the David E. Rue School building closed last summer remains up in the air, its immediate future is firmly lodged in the soil and mud of an American farming family.

Beginning Thursday, the Rue School will be home to the latest production of Hoboken's Renegade Theater Company.

The troupe is presenting "The Water Table," a play set

on a farm besieged by rain for 33 days and home to a family threatened by flood and internal conflict.

The company, one of many that is seeking to lease space in the building on a long-term basis, has been granted use of the school's auditorium for the school's play will run four weeks the play will run.

The board is still negotiating with a number of groups seeking to use the school. Be-

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# Sly shines in Hoboken

DISPATCH 2-7-89  
Area residents flock to adventure film star

By RANDI GLATZER  
The Hudson Dispatch

HOBOKEN—Sylvester Stallone, immortalized as "Rocky" and "Rambo" on the big screen, was just "a regular guy" to some local men when he showed up yesterday to film a scene for his next movie.

But for the women, it was another story. "He's gorgeous," said Rose Veloce, a Montclair State College student, as she and a group of friends struggled for a glimpse of Stallone through the darkened windows of a parked film crew bus. "In person he's even better looking."

The brawny 42-year-old actor, last seen in "Rambo III," will be in the Mile Square City for the next few days working on an adventure drama said to be about an unjustly accused convict.

The set was closed to the public yesterday, but a group of City Hall workers and others who heard about the filming clustered at the scene, at Castle Point and Elysian Field.

"Everybody wants to shake hands with him, but that's out of the question," said Lt. Gabriel Ferraiuolo, stationed on the set along with other off-duty police officers.

Despite the tough security, which included more than one burly bodyguard, several residents received handshakes, autographs and even hugs from Stallone.

"I've seen other actors. They're snobbish-like," said George

Murch, a Water Department supervisor who met Stallone before the star's lunch break.

Murch shook his head, gesturing at the bus that harbored Stallone. "He comes over, shakes your hand. Like a regular guy."

After Hoboken, the film crew will move on to East Jersey State Prison in Rahway, where most of the film will be shot, and later to California, said David Fulton, a spokesman for Stallone.

The movie, which has not yet been named, is due out some time this year, he said.

Donald Sutherland will also be featured, with Darlanne Fluegel as Stallone's romantic interest, Fulton said. Fluegel was last seen in "To Live and Die in L.A."

Stallone will have even more of a creative hand in this film than in his others, since it will be the first venture of his own production company, White Eagle Enterprises, Fulton said.

In the scene shot here, the star tinkers with a car engine, then disappears into a brick house across from Elysian Field, Ferraiuolo said.

Peering out a window, Stallone then sees a group of boys playing basketball in the park, and decides to join them.

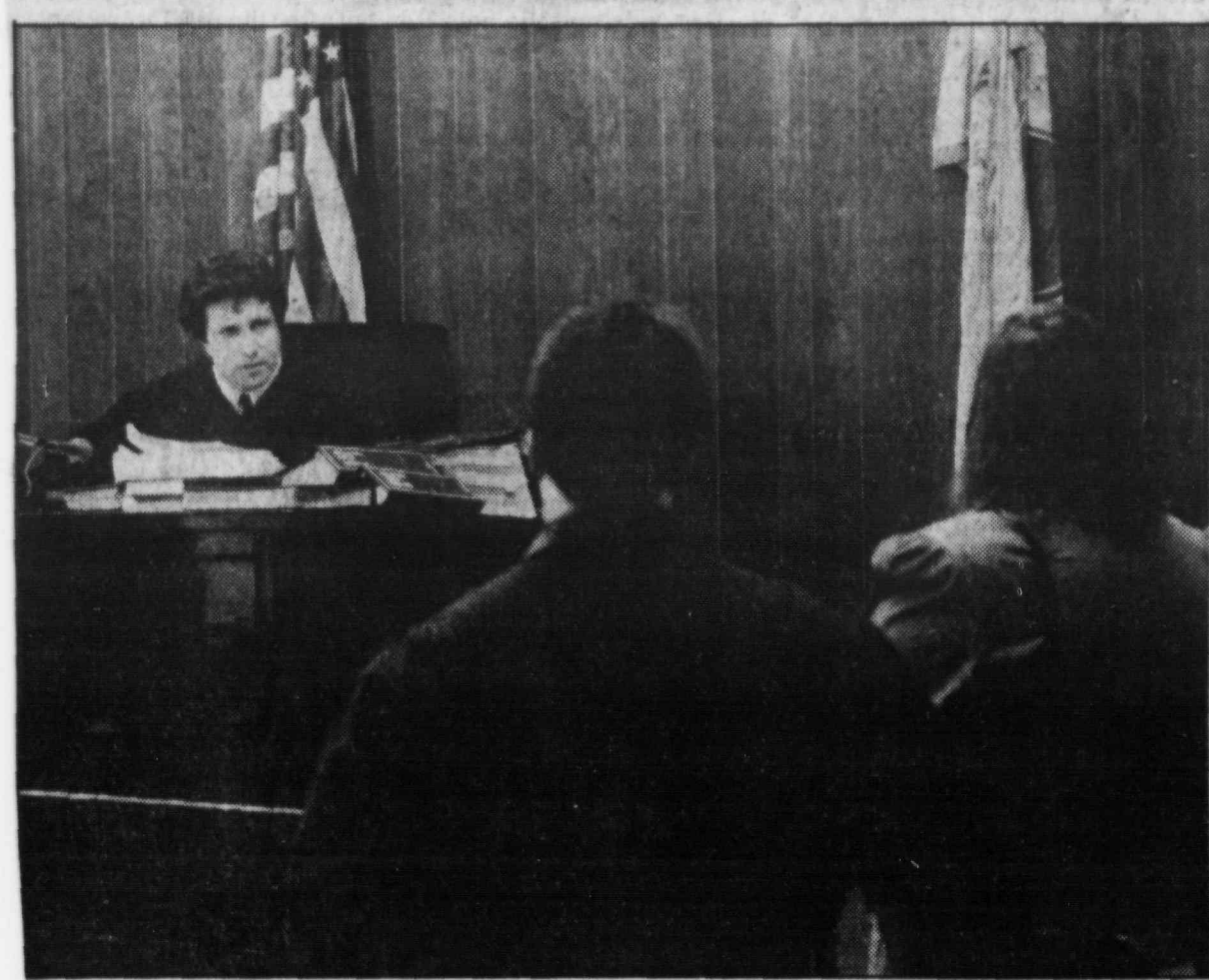
To Murch, the star's genuine enthusiasm while tossing a basketball with the boys made up for the fact that he is, well, shorter than he appears on the big screen.

"But he's got a nice personality," Murch said. "He likes his work."



Sylvester Stallone walks with a cast member at Hoboken's Elysian Field yesterday.

DON MCCOY THE HUDSON DISPATCH



Judge Ross London confers with a truant and his parents in Hoboken Municipal Court yesterday.

## Judge holds special sessions for truants and their parents

By James Efstathiou

DISPATCH 2-8-89  
"John" is 15 years old and enrolled in Hoboken High School. (His name has been changed.) He has not seen the inside of a classroom in over a month.

Although he gets up and dresses for school each morning, his preparations are simply a ruse. When his parents leave the house for work, John returns to spend the day watching television.

But yesterday, John was in court before Judge Ross London with his parents and a guidance counselor. The ruse is over.

They signed an agreement designed to ensure that he return to school and complete the semester course work. The settlement was the first worked out by London in a special Municipal Court session created to deal solely with truancy.

"We're trying to make our local court more responsive," said London. He created the Revised School Attendance Plan with the help of school officials. "Truancy is just one indication

of something wrong. With a child that's well adjusted and healthy, you just don't find this type of problem."

The program is targeted at students who are absent from school so often that automatic failure becomes a possibility. They are referred to as "hardcore" truants and there may be up to 50 in the high school alone, according to attendance officer Vincent D'Agostino.

"It's enough of a factor to warrant our support," said Assistant Superintendent Francis McGorty. "We have kids that are out of school that are physically capable of being there."

In the past, chronic truants have either been referred to a family crisis center in Jersey City, or summoned to appear in Municipal Court with their parents. Under state law, parents are required to see that children under the age of 16 attend school. In the case of chronic truants, municipalities can bring charges of neglect against parents or guardians.

But officials say they are frustrated with the

See JUDGE — Page 12.

## Judge holds special sessions for truants

Continued from Page 1

crisis counseling and the courts' efforts to get the kids back to school.

The goal of the new program is to combine the impact of a visit to municipal court with the healing effects of group counseling including the student, parents, London and school officials.

"In the past, the court would just impose a fine and in many cases, all we would do was reschedule a case to see if there was any improvement," said London.

"Now, when the actual court session is over, the child and the parents will be brought into a conference room where the guidance counselor will recommend a specific program."

In John's case, that program included the following provisions:

That John achieve perfect attendance through the end of the semester, that he attend tutorial sessions to help him catch up with classmates, that he continue with guidance

counseling, and that he participate in an after-school weightlifting program.

The final proviso came as a result of a group meeting following the formal court session.

There it was learned that John is a weightlifting enthusiast.

London included participation in the program to increase John's social contacts.

"We're not out to hurt anybody or to fail anybody," said Matthew Calabrese, John's guidance counselor.

"We're out to help but they have to meet us halfway."

The counseling session came after London heard evidence from D'Agostino regarding John's absenteeism and from his parents who claimed they believed their son was in school.

London imposed a \$25 fine on the parents but suspended it pending John's compliance with the settlement.

In cases where it appears that parents are not holding up their end, London said, he could recommend that welfare benefits be suspended in order to compel parents to get their children to school.

When one parent failed to appear in court yesterday, the judge ordered that notice of a future court date be hand-delivered by a police officer.

If the notice is disregarded, an arrest warrant will follow.

"We're doing everything possible to force the parent to get the message that this is a very serious matter and the child's future life depends on these few years," London said.

## School elections deadline is near

Continued from Page 1

Petitions must be filed by 4 p.m. tomorrow.

Arroyo, currently board vice president, was elected a trustee in 1986 along with board President Joseph Rafter.

They ran as CQE candidates. Rafter, whose term ends

in April, said he will not seek re-election.

Rossano ran twice on a CQE ticket and was twice defeated.

DePalma served as campaign manager for three candidates who ran with CQE support last year, and was

appointed to fill the seat vacated by retiring board member Vivian Flora-DiStaso.

DePalma is seeking to serve the remaining two years of Flora-DiStaso's term.

"They represent broad-based community support and they have all been active in educational issues for as long as I've known them," said Pasculli, a former public school teacher.

"They're people that have been willing to work with us both on the municipal side of education and with their work with the Board of Education."

The CQE was created in 1985 following the late Mayor Thomas Vezetti's victory in a run-off election and a referendum transforming the board from an appointed to an elect-

ed body. The group has advocated slashing school spending in a system it perceived as fat and inefficient.

But the CQE has not put up a candidate for the school board since 1987, according to Chairwoman Gail Tuzman.

As a group, the CQE will not support candidates in April.

"We haven't met as a group for some time," said Tuzman.

"It's the kind of thing that may gain some momentum at another time, but not right now."

## SHOD may need suit to put parks to vote

Continued from Page 1

keep the petition off the ballot. The opinion claims the petition improperly seeks to change local zoning, restrain municipal bodies and goes against a state designation.

Farina notified SHOD that the petition would not be certified by his office.

"I have to take my advice from our Law Department," said Farina. "If the group decides that's not good enough for them, then I guess the next step for them is to take the city clerk and the Law Department to court."

The administration is continuing with plans for a mixed-

use development where the remains of the Port Authority Piers now stand. Mayor Patrick Pasculli and the council have engaged an urban planner to design the project. "Whether it is on the ballot or not, it will be an issue in the next election and I'm certainly against turning our entire length of the

waterfront into public park space," Pasculli said.

"We anticipated this," said SHOD member Stephen Busch, who said the group would have to meet with attorneys to plan further action. "We have every intention of seeing that this gets onto the ballot."

Annette Illing of SHOD went a step further, indicating that Farina may have overstepped his authority.

"The city clerk is supposed to certify signatures, he's not supposed to render a legal opinion," Illing said. "He's not empowered to make any kind of decisions on the validity of the petition's subject matter."

Law Director Eugene O'Connell's opinion said the petition should not be placed on the ballot for three reasons:

• It represents a zoning change which cannot be carried through in the initiative process;

• It would place restraints on future municipal bodies;

• The state has designated the area for waterfront development.

See SHOD — Page 6.

## School elections deadline is near

By James Efstathiou

DISPATCH 2-8-89  
The Hoboken school board election is scheduled for April 4, but as of yesterday, nobody had filed the necessary petitions to get on the ballot.

The filing deadline is tomorrow.

Despite that, Mayor Patrick Pasculli said yesterday that he will support a ticket consisting of three former members of the Committee for Quality Education.

Although the official announcement won't come until a press conference tomorrow,

Pasculli said he will endorse former CQE members Lourdes Arroyo, Claire DePalma and Michael Rossano.

James Farina, a longtime trustee and political ally of Pasculli, will round out the ticket.

Former trustee Otto Hotendorf has also announced his candidacy.

Nominating petitions have yet to be received at the board offices for any candidates, according to board Secretary Anthony Curko.

See SCHOOL — Page 12.

### Individualized remedies

## Hoboken tries new approach for truants

By RANDI GLATZER  
The Hudson Dispatch

HOBOKEN—A Municipal Court judge yesterday kicked off a new program to deal with truants by handing one teenager a stiff sentence — five months of perfect school attendance plus counseling, tutoring and weightlifting.

"He wants to be a body builder," the 15-year-old's mother told Judge Ross

London. "That's his dream." Because he is a minor, officials did not release the name of the teenager, who has missed 47 days of school since September.

In the past, the judge probably never would have learned about the teenager's interests, and would instead have fined his parents between \$25 and \$100 for neglecting to ensure that he attended school.

The new anti-truancy program, a joint venture of court and school officials, should make way for individual solutions — such as the weightlifting program — for each truant's problem, London said. Guidance counselors, principals and school attendance officers will help design the remedies, and the judge will enforce them.

"In the short term, it's a lot more work," London said. "But in the long

term, if they don't go to school, I'm going to hear their criminal cases in a couple of years."

More than 40 students out of 1,100 who attend Hoboken High School are considered truants, said attendance officer Vincent D'Agostino. Truants are students who miss 20 or more days of school a year. One student summoned to court yesterday had missed 76 days since September.

While the program here will allow for creative methods to urge students to attend classes, it will also let the judge and school officials sort out cases and levy heavy fines on those parents who are truly to blame for their children's absences, London said.

Some parents will be fined \$100 a day for each day of absence, London said. Parents who do not appear in court can be jailed for contempt, he said.



## Dell' Aquila plans disco/restaurant

By Jo-Ann Moriarty

Hoboken garment manufacturer Anthony Dell' Aquila wants to build a discotheque and restaurant on the top floor of his 12-story factory building.

Dell' Aquila, who is embroiled in court battles with two former development partners, has an application before the Zoning Board of Adjustment for the disco/restaurant and a marina to accommodate 800 slips. The public hearing is Feb. 16.

According to his application, Dell' Aquila wants to build the disco/restaurant in the 12-story structure known as the Lipton Tea building, located at 1500 Hudson St. The application says that disco/restaurant will encompass 16,146 square feet and will be able to accommodate 1,800 people.

The factory, surrounded by a huge parking lot which faces Washington Street, houses about a dozen manufacturing companies, including Dell' Aquila's own My Way Lingerie,

Inc., a company the self-made millionaire began years ago with four sewing machines.

The land is currently zoned as industrial but Dell' Aquila is asking for a variance for the disco/restaurant and marina. According to the application, the marina will be known as "Dell' Aquila Marina" and the disco will be called "Dell' Aquila Discotheque." The application notes that the City Council is reviewing amendments to the existing master plan to allow for an industrial/waterfront zone in the northern end of the city.

Dell' Aquila, 46, has an existing liquor license from his club, the Mile Square City, located at 50-52 Fourteenth St., which is now closed.

Leo Serrano, secretary of the local ABC, said that the license is active until June 30, 1989. If Dell' Aquila wanted to use the license for a new club, Serrano said, he would have to apply for a transfer

See DELL' AQUILA — Page 6.

## Dell' Aquila plans a disco/restaurant

Continued from Page 1

before the commission. The marina plan calls for 800 slips 20 to 42 feet wide and 20 to 60 feet long on the west bank of the Hudson River. Boats will have access to electrical and sewage services.

The application notes that "while it is the intent of the applicant to ultimately develop the entire site which consists of 64 acres as a planned development, such plans are not finalized."

Dell' Aquila had planned a waterfront empire with local contractor Murray Connell, but

broke with Connell and announced last June he had a new partner, Harry Grant, a Fort Lee developer.

Together, Dell' Aquila and Grant planned to build a \$12 billion sprawling complex of offices, condos, shopping malls, hotel and marina. The project, which included a 61-story condo tower, was announced as "the Grant Marina."

Dell' Aquila broke with Grant last October and Grant subsequently filed suit. None of the cases has been litigated.

To further complicate mat-

ters, two financial firms have begun foreclosure against Dell' Aquila.

The Mabon Nugent & Co., a Manhattan investment company, is foreclosing on a \$152 million mortgage Dell' Aquila secured to buy the Hoboken Shipyards, which encompasses two-thirds of his waterfront property.

Last month, the Citizens First National Bank of New Jersey began to foreclose on three loans totaling \$10.5 million on some other pieces of property, including the land known as the Todd Shipyards.

Mayor Patrick Pasculli said yesterday that he has not seen the plans but that Dell' Aquila's waterfront land was being reviewed by an urban designer the city hired to examine the pending zoning amendments.

"We are not going to have a repeat of what happened last year," Pasculli said, referring to demolition work that continued at the waterfront site despite federal, state and local stop work orders.

"Any developments in the north are going to have to conform with the master plan established for the city," he said.

## Sewage workers have friends in City Hall

Continued from Page 1

tions on staffing levels. "Provisional employees have very few rights," said Chius. There are approximately 40 provisional employees on the city payroll, he added. "One or two got bounced because of new tests every year."

Plant workers who are asked to stay on must be offered benefits at a level comparable to what the city had provided, according to Wolff. If such a worker were close to retirement, the authority would consider "leasing" his services from the city so the individual could complete pension requirements while working at the private plant.

"If we've got a fellow who's two years from retirement and doesn't want to join the private contractor because he wants to continue to pay into his pension, we would probably arrange to lease him from the city," said Wolff.

Such an arrangement was termed a "viable concept" by Director of Finance Nick Goldsack.

The authority is asking for

proposals from private firms interested in managing and operating the plant and from an engineering firm to review plans for the construction of a secondary treatment facility. Proposals must be received by mid-March.

Concurrently, the authority is preparing to make its presentation to the state Local Finance Board for funding to acquire the treatment facility and for the state-mandated upgrade to secondary treatment. The agency hopes to acquire the system and assume operations by early May.

"We are interested in getting the absolute best management for the primary plant and for the secondary plant so that the facility will be, for the first time in its history, run efficiently, properly and cost-effectively," Wolff said.

## Sewage workers have City Hall friends

By James Efstathiou

The firm that eventually takes over operations of the Hoboken sewage treatment plant will be "encouraged" to retain city workers currently at the plant.

The proviso is part of the privatization proposal to management firms interested in assuming the day-to-day operation of the plant. It was approved at Monday's meeting of the Hoboken/Weehawken Union City Sewerage Authority, the agency moving to take control of the Hoboken plant and adjoining sewerage systems in Weehawken.

The plant is currently manned by 28 employees of the city's Department of Public Works. The facility has a history of

mechanical and managerial shortcomings and has been banned by the state from accepting new sewer hookups until it meets federal pollution standards.

While the proposal does not specifically require a future contractor to hire current plant employees, it does stipulate that all existing employees be interviewed and encouraged hiring qualified personnel, according to authority Chairman Richard Wolff.

"There are people down there that can do the job, are willing to do the job and have done the job," said Wolff. "If none are hired, we'd have a real problem."

Those with the most on the line are 12 workers hired in the last year in order to fill a quota set forth by the state Department of Environmental Protection, according to Director of Public Works Roy Haack.

They are provisional employees and have not been certified by the state Department of Personnel.

Such employees have fewer rights than permanent employees and are on the bottom of the city's hiring list, according to city Business Administrator Edwin Chius. If they choose not to stay on at the plant after privatization or are not asked to do so, their future as city employees would depend on the number of jobs available, whether they achieve state certification and the results of an ongoing state audit of the DPW which could lead to recommendations.

See SEWAGE WORKERS — Page 6.

## Investors charge developer with fraud

By John Petrick

Hoboken developer Murray Connell and his prime lender, Citizens First National Bank of Glen Rock, have been charged in a civil lawsuit with defrauding as much as \$6 million from investors in various real estate projects.

Connell said last night there is no basis for the lawsuit and claims it is a tactic by the plaintiffs to keep the bank from going after the collateral they put up for various loans.

The suit, filed in federal court in Newark Monday by 20 investors, seeks triple damages under the Racketeer Influenced and Corrupt Organizations law (RICO).

It alleges that the defendants engaged in an enterprise that resulted in a pattern of racketeering, securities violations and massive fraud against the plaintiffs in connection with several Hoboken real estate developments.

Also named as a defendant with the bank and Connell is Bradley Bloss, former loan officer at First Citizen who was responsible for Connell's accounts.

According to the suit, Connell "obtained loans from

CFNB ostensibly to various partnerships but really to himself and to other entities he owned and controlled."

Connell, the suits states, "caused those partnerships to make overpayments to Connell Contracting Co., Inc. for construction and rehabilitation work supposedly done."

He also "diverted and commingled funds from those various projects, despite the fact that those different projects had different partners, investors and guarantors; and made payments to CFNB of millions of dollars in interest and other charges for loans that never should have been made in violation of the terms of both the partnership agreements and offering documents."

The suit, among other things, accuses the bank of "extending credit to Connell and his various entities without following its standard banking procedures" and "allowing Connell to commingle funds among the different projects."

Connell, through his various real estate entities, was working on more than 12 residential and commercial real estate projects that fell behind schedule and got into financial trouble, according to the suit.

First Citizens is now trying to recoup payment on its loans from investors in those projects.

When the projects fell behind schedule, according to the suit, the bank moved to collect against the individual investors despite the fact that the bank and Connell had assured investors who signed promissory notes and other personal guarantees that payment would not be demanded from them.

Connell is accused of making overpayments to his company for construction work on projects and diverting money from real estate projects for his own personal use or to other ventures without the investors' knowledge.

"We are talking about sophisticated, intelligent people," Connell said. "To insinuate that these people did not know what was happening with the funds is ridiculous. They, in

some instances, controlled the bank accounts.

"It's my opinion that there is no real basis for the suit."

## GAMBLING

CONTINUED FROM PAGE 1

for illegal activity. Business was brisk at the club. During the half-hour raid, between 10 and 15 men tried to enter and were turned away by the investigators.

DePascale said he did not know if the club was used for any purpose other than gambling.

The investigators found gambling records in a desk, located in the rear of the club, where DanDuono and Ruggiero were seated, he said.

Authorities later searched Ruggiero's apartment, where they found more records and a machine for reproducing betting slips.

Judge John J. Grossi Jr. of Superior Court in Jersey City issued a warrant for the raid, DePascale said.



DePASCALE

By NINA SHAPIRO

The Hudson Dispatch

HOBOKEN—Authorities arrested two leaders of a \$10,000-a-day gambling operation that openly ran out of a social club here, the Hudson County prosecutor said yesterday.

County investigators arrested the men during a Monday night raid on the Jefferson Street Social Club at 601 Jefferson St., and also seized \$5,000 and thousands of dollars worth of betting records, Prosecutor Paul M. DePascale said.

The investigators also found two radios capable of monitoring the city Police Department's frequency, he said. Police are investigating whether the radios were taken from their department.

Arrested were Joseph E. DanDuono, 48, of the 6000 block of Meadowview Avenue in North Bergen, and Michael J. Ruggiero, 36, of the 500 block of Adams Street here.

They were arraigned on various gambling charges yesterday at county Central Judicial Processing Court in Jersey City. Judge Richard Nieto set bail at \$1,500 cash for both men.

THE MEN took bets on college or professional hockey, basketball and "anything in season," according to DePascale.

The operation, which DePascale characterized as "large-scale," was in business for at least several months, he said.

The men went to no trouble to conceal their operation, and customers placed bets openly, DePascale said.

"They were standing on line," he said of the customers.

About 35 people were waiting to place bets when the investigators arrived at 7 p.m., DePascale said. The players were released because state law holds only the bookies and not their clients responsible

Please see GAMBLING Page 6



Mayor for a day, Hoboken Cub Scout Jérôme Lemanowicz, stands at the podium to fire his fellow "city employees." From left are Boy Scouts who assumed roles of various other city officials: Tim Lowenwirth, chief of detectives; Daniel Azaceta, chief of investigations; George Crimmins, police chief; Philip Hart, police and fire dispatcher; Alexander Cordero, city clerk; and David Thorpe, mayor's aide.

DON MCCOY THE HUDSON DISPATCH

Play various roles

## Scouts run Hoboken

### They get taste of power on 'Government Day'

By RANDI GLATZER

The Hudson Dispatch

HOBOKEN—The mayor, chief of police and several other city officials made way yesterday morning for a new set of administrators. Government seats were filled by those guardians of trustworthiness, courtesy, thrift and bravery: Boy Scouts.

After months of character-building in preparation for the annual "Government Day," the 17 scouts appeared well-suited for careers in public service. Some even brought a taste for political power.

"You could boss everybody around," said Jerome Lemanowicz, 12, chosen from all of the city's troops to play mayor for the day.

The Sts. Peter and Paul School student watched Mayor Patrick Pasculli in action at City Hall, and said he quickly learned how the city's top official spends his time.

"He was answering the phone, talking to different people in the city," Lemanowicz said. "He paid bills."

All that paperwork appeared especially glamorous when Lemanowicz, as temporary mayor, realized he held the city's purse strings in his hand.

"A lot of people asked me if they could have their raises," said Lemanowicz, who, like the real mayor, was unable to comply instantly.

Ernest Brissette, an assistant commissioner for the Scouts' North Hudson District, said the exercise

is held to honor the anniversary of the founding of Boy Scouts of America on Feb. 8, 1910.

The 17 Scouts were selected to participate in the exercise based on their character and performance in activities throughout the year.

Some other roles Scouts played yesterday were fire chief, Municipal Court judge, court officer, detective, police radio dispatcher and mayor's aide.

The sharp-eyed Scouts also noted some of the drawbacks they had seen in the city.

Deputy Fire Chief Gene Failla said the Scout assigned as fire chief quickly assessed the Fire Department's budgetary needs.

"He looked around and he saw the deplorable conditions in the firehouse," Failla said, "and he said, 'You need a raise.'"

Tim Lowenwirth, 12, another Sts. Peter and Paul School student, assigned as a detective to the notoriously rundown police headquarters in the City Hall basement, said conditions there were no better than in the firehouse, especially in the bathrooms.

"No doorknobs, no privacy, graffiti all over the walls," Lowenwirth said. "You couldn't take your shoes off in there."

"You should have come to me," replied 12-year-old George Crimmins, assigned to play police chief. Crimmins, whose grandfather is Police Chief George W. Crimmins Sr., said he did not get the job through connections. He said the chief's office has a private bathroom.

Hoboken's Connell

## Investors: Builder was fraud

By JONATHAN BRINCKMAN

Dispatch Business Writer

HOBOKEN—A suit filed against a local developer and a bank that lent him money charges that the builder fraudulently shuffled millions of dollars in an effort to keep failing real estate projects here alive.

The complaint, filed in U.S. District Court in Newark on Monday, alleges that Murray M. Connell, his company, The Connell Contracting Co., and The Citizens First National Bank of New Jersey practiced a pattern of racketeering, securities violations and massive fraud against 20 people who invested a total of \$6 million in a dozen real estate projects here.

Rather than use the investors' money for the purposes they had in mind, the suit charges, Connell used the funds to prop up financially troubled real estate projects.

"What he was doing was robbing Peter to pay Paul," said Randy L. Levine of New York, attorney for the plaintiffs. The suit asks for "millions of dollars in damages."

According to the suit, Citizens First National, based in Glen Rock, loaned Connell about \$30 million while he was becoming involved in larger and larger projects, "without regard to his ability to handle the various projects undertaken."

Some of the loans were authorized by Richard G. Kelly, chairman and chief executive of Citizens, "in order to accommodate his friend Connell," the suit alleges.

In September 1987, Connell beat out Manhattan estate tycoon William Zeckendorf and secured a partnership with Anthony Dell' Aquila to develop the lingerie tycoon's waterfront property here.

But after being cut out of the partnership in early 1988, Connell filed suit against Dell' Aquila, seeking \$25 million in lost profits and \$3.5 million in services for the project.

Connell did not return telephone messages left on his company answering machine yesterday.

The president of Citizens First National said the suit is without merit, characterizing

it as an attempt by Connell's financial backers to avoid paying their debts to the bank.

"We made our loans legitimately," said Rodney Verblauw, the bank president. "We have nothing to do with what the borrowing entities did with the money after we lent it to them."

The suit lists 12 residential and commercial real estate projects here, including the 600 Hudson St. office of Connell's company, and says the projects fell behind schedule and into financial trouble. When the projects fell behind schedule, Citizens moved against the individual investors, the suit says, even though the investors had received personal guarantees that money would not be demanded from them.

According to local real estate experts, a soft condominium and office market since the stock market crash of October 1987 has made it difficult for undercapitalized projects to survive.

Three of the plaintiffs are accountants for a firm that has worked for Connell.