

Water main bursts in Hoboken

Three streets, cellars flooded

By DAVID REILLY

The Hudson Dispatch

HOBOKEN — Emergency crews worked yesterday to repair a burst water main that submerged three city streets, flooded residents' basements and left almost 200 families without water for hours.

The flooding began about 1 a.m. Saturday when a water main ruptured at Tenth Street and Willow Avenue.

A 25-foot area of the street collapsed as the water gushed to the surface, quickly flooding Willow Avenue and Ninth and Tenth streets.

"I've seen large water main breaks, but I've never seen this much damage," said Public Works Director Roy Haack. "We lost a good portion of the street."

The problem worsened when the collapsing concrete cracked a gas main, which was over the broken water line, Haack said.

The breaks left about 200 residents on nearby streets without water for most of Saturday and many without gas, Haack said.

Both gas and water were restored by Saturday night, he said. The water main rupture was due to old age.

"It's about 80 to 90 years old," Haack said.



Workers repair a broken water main at Tenth Street and Willow Avenue in Hoboken yesterday.

Correcting the soggy problem will probably cost the city about \$25,000 to \$30,000, he said.

Besides repairing the pipe and the street, workers also had to drain and clean mud from several flooded basement apartments on Willow Avenue.

The closure of the streets and the floods also hurt several local businesses.

Uwe Toedter said his Gold Coast Cafe, on the corner where the water main broke, had few customers during the weekend. "I usually have 50 or 60 people

on a Sunday afternoon," Toedter said yesterday. "Today, I've had one or two people. I'm open, but I have no business."

Haack said Willow Avenue should be open this morning, but Tenth Street will probably remain closed for a week.

Demolition starts smelly sewage tank fire

By Kery Murakami
Journal staff writer

Hoboken firefighters battled smoke and other bad smells yesterday when a tank of sewage caught fire.

Flames were brought under control shortly before 3 p.m. — about 20 minutes after it began. The tank was not in operation and the rest of the 16th Street plant was not damaged.

Workers preparing to dismantle the old tank accidentally set its rubber lining on fire with acetylene torches, fire officials said. The flames spread to the sewage in the 700,000-gallon concrete tank.

"Anything burns if it's hot enough,"

Deputy Fire Chief Charlie Ebersole said. Heavy black smoke traveled close to the ground, then ran up the Palisades, where it was visible as far away as Jersey City.

One worker was given first aid for smoke inhalation when he tried to put out the fire with a small water hose, Ebersole said.

The digesting tank was nearly filled with sewage but it was not in operation, said Richard Wolff, chairman of the Tri-City Sewerage Authority, which runs the plant.

The sewage has been in the digesting tank since last May, when the state Department of Environmental Protection found

the tank to be substandard and ordered it closed.

The sewage is slated to be removed and the tank demolished later this year as part of a three-year renovation of the plant, Wolff said.

The workers yesterday were cutting viewing holes in the tank's metal top before beginning the dismantling work, said Dan LaMorte, a supervisor Taylor-Woodruff contracting company of New York.

Nineteen firefighters dragged hoses up the plant's rickety metal stairs to put out the flames.

"It was actually a pretty easy fire to put out," Ebersole said. "We had our masks on."

Pasculli-P.A. deal called illegal

By Jo-Ann Moriarty
Journal staff writer

Hoboken City Council members believe the private agreement that Mayor Patrick Pasculli signed with the Port Authority of New York and New Jersey is illegal.

The agreement pledges the city to pay the bistate agency \$7 million in 15 working days or place a lien against the city's waterfront land if the P.A.-Hoboken development deal falls through.

Councilman Joseph Della Fave said that the mayor has "mortgaged the waterfront without telling the public."

"This is another part of a pattern of secret meetings and discussions with no regard to the public or the public process. And neither party seems to think about the public interest," Della Fave said.

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"Is this binding? It isn't legal. He had no authority to do that under the Faulkner Act. He had no right to enter into that agreement without council approval. Just as bad, he never informed the council or the public that he put taxpayers in a \$7 million risk," Della Fave said.

Councilman Steve Cappiello, a former mayor who negotiated with the P.A., said the council was "stunned" by the news of the private agreement and that the measure eroded public trust in the administration.

"The entire council was stunned that he made a deal like that. We didn't know about it until it was brought to the council attention by the SHOD (Save Hoboken from Over-Development) people," Cappiello said.

City Council President E.

Norman Wilson yesterday requested a copy of the agreement Pasculli signed in December shortly after the council had authorized him to enter into a 50-year development partnership with the authority.

Wilson said the council "should have been apprised" of the agreement.

"I don't think it is binding. I think he needed City Council authorization," said Wilson, an attorney.

Pasculli said he believed Law Director Eugene O'Connell had notified the City Council. O'Connell said he failed to do so.

"This is not a big deal. It is a fundamental part of the agreement," Pasculli said. "No one is going to give \$7 million away for nothing. I can't believe anyone would believe we

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Pasculli wants reported slur of Asian Indians probed

By Jo-Ann Moriarty
Journal staff writer

Hoboken Mayor Patrick Pasculli has asked for an investigation into a letter sent by a landlord to an Indian community leader which referred to Indians as "dot heads."

The landlord, Murray Connell, denied in published reports that he sent an offensive letter to his tenant, Vasudev Trivedi. Connell could not be reached for comment by The Jersey Journal.

Pasculli wants to know who is responsible for the letter if Connell did not send it and has asked Connell in a written letter for his support.

"The Indian community has been an asset to the city of Hoboken as residents, business people and particularly their children who have been excellent students," the mayor wrote.

"Our city has always welcomed immigrants and will continue to do so. And it is my obligation to see that racial slurs do not become commonplace. I have instructed the police division to conduct an investigation into this matter and I expect your full cooperation," Pasculli stated.

"There is no room in our community for such un-American remarks," the mayor wrote. Trivedi, president of 805-

821 Park Avenue Tenant Association, welcomed the mayor's support.

"This is very supportive and it is going to help not just the Indian tenants living in this block, but the Indian community living in Hoboken at large," Trivedi said.

Trivedi said he believed the signature on the letter he supposedly received from Connell and the stationery were authentic.

Mono Sen, an Indian leader in Jersey City, has promised support to help organize "and to do whatever has to be done so that no one can make such ugly remarks against any community," he said.

Connell, who owns 90 apartments in the 800 block of Park Avenue, has not returned telephone calls to The Jersey Journal since Trivedi made public the letter two weeks ago.

Connell's letter addresses the issues of vandalism, security and the conditions of the front doors.

"The possibility of a door striking somebody exists whether the door opens in or out which is the reason why, here in America, we put glass in the doors to observe the other side prior to opening."

"I would appreciate your advising all the dot heads of this procedure," the letter reads.

Connell bought the 90 apartments in 1984 and began proceedings to convert the units into condominiums, Trivedi said. But negotiations

have broken down, and Trivedi says he suspects that Connell is trying to coerce tenants to vacate their apartments.

FIRE

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halation, Ebersole said. The tank's cover contained the fire within the 100-foot-diameter surface of the sewage.

Although the fire was minor and quickly extinguished, it added fuel to residents' complaints about the gasifier planned for the treatment plant.

Residents have said smoke from the gasifier — a hi-tech incinerator — would choke them and endanger their health.

Wolff said the smoke's path up the Palisades substantiated their claims.

Blaze raises a stink

Sewage plant fire skunks up the air

By ROBYN PFORR

The Hudson Dispatch

HOBOKEN — Thick black, smelly smoke billowed from a 700,000-gallon tank of 2-year-old sewage yesterday after a construction worker's blowtorch ignited a pile of straw and hay in the tank.

The smoke — reeking of burned sewage and rubber — crawled across the flat land from the sewage plant, located at 16th and Grand streets, and climbed the Palisades, enveloping Weehawken neighborhoods.

Nineteen firefighters took 20 minutes to extinguish the blaze, which began at 2:30 p.m., said Deputy Chief Charles Ebersole.

Richard Wolff, chairman of the Hoboken-Union City-Weehawken Sewerage Authority, which oversees the plant, said the fire began when construction workers cut through the tank's metal dome top.

The workers, employed by LAD Construction, a sub-contractor for Taylor & Woodrow Construction Co., were trying to tear down the 25-year-old rusting tank to make way for a new secondary treatment sewage plant, one designed to comply with new state Department of Environmental Protection regulations.

Wolff said sparks from a worker's torch set fire to straw and hay floating atop the sewage, as well as to the tank's rubber seal.

One construction worker, who tried to control the flames before firefighters arrived, was treated at St. Mary Hospital here for minor smoke in-

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Pasculli deal called illegal

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could receive \$7 million grates in the event that the agreement could not be carried out."

But Wilson said the document the council authorized the mayor to sign contained language to repay the P.A. if the deal fell through, but the repayment would be over a longer period and more cumbersome for the P.A. to recover.

Councilman Richard England, a mayoral running mate, said he was surprised by the information but noted the mayor, in his campaign, forged a voter consensus to develop the waterfront with the P.A.

"If voters decide to go the other way and not allow the Port Authority to be financial partners, the city still has to pay \$7 million plus because of all the development costs involved," England said.

Pasculli said the P.A. has already invested \$11 million.

After Pasculli signed the 50-year agreement with the P.A., a group of residents circulated a petition calling for a public vote on the pact because they believed it was a bad financial deal for the city.

O'Connell said that after the petition was submitted, the P.A. asked for a side agreement that would return within 15 business days the \$7 million the authority gave the city. He added language that would allow a lien against city property to get more time to repay the P.A., he said.

The citizen groups have eight days to certify about 113 signatures to force a referendum on the contract with the P.A. to build a 3.2-million-square-foot development at the city's southern end.

Hour of decision near for Maxwell House

600 jobs are on the line in Hoboken if parent company closes that plant

By Jo-Ann Moriarty
Journal staff writer

An old pier has gotten a new coat of beige paint at Maxwell House, a coffee plant that has operated on the Hudson River waterfront in Hoboken for a half century.

The paint job serves two purposes, said Plant Manager Bert Quarfordt.

Management wants to spruce up the grounds for a visit in about two weeks from Ray Viault, company president and vice president of General Foods USA, which is owned by Philip Morris Co.

During the same week, Viault will tour the Maxwell House plant in Jacksonville, Fla. to decide which plant will close.

The pier is also being painted as part of a bigger plan — now in the works with the Port Authority of New York and New Jersey — to get coffee beans at a cheaper cost to the Hoboken plant via the Hudson River.

"I don't want to be too specific," Quarfordt said. "I don't want them to know what they have to do to outbid. We are considering using the pier to store coffee."

The competition between the two cities is fierce. The

Hoboken plant employs about 600 people, but up to 4,000 regional jobs would be affected by its closing.

Hoboken plant workers are sporting buttons saying, "Hoboken Will Win." Jacksonville's slogan is "Keep Max in Jax."

When General Foods announced three months ago that it would close a plant because of declining coffee consumption, both riverfront cities formed committees to develop economic incentive packages to offer the parent company.

The incentive packages will be presented to Viault during his visit.

In Hoboken, Mayor Patrick Pasculli assembled representatives of the P.A., the state Department of Commerce, the governor's office, county officials, and the local utility company.

Among its advantages, the Jacksonville plant has lower labor costs, lower utility and water bills, and cheaper transportation because the coffee beans are trucked a short distance to the plant from the Jacksonville port.

Parts of the Hoboken incentive committee have been disclosed.

The Hoboken City Council

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Hoboken plant fighting for life

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recently lowered water rates for Maxwell House by \$1.50 and approved zoning that places a buffer around the 20-acre site as a symbolic gesture that the industry is in Hoboken's long-term waterfront plan.

Without giving specifics, Pasculli noted that Public Service Electric and Gas Co. is part of the task force. The Hoboken plant is conducting air quality tests to see if the state Department of Environmental Protection will allow it to burn its furnaces at a lower temperature to save on utility bills, Quarfordt said.

State lawmakers have announced that they can provide Hoboken with job training money.

New York is offering lower shipping costs into New York Harbor, according to Gov. Mario Cuomo's office.

And then there is that new-ly-painted pier.

"We are trying to use the water to get the green coffee and use the water as an advantage to our benefit," Quarfordt

said. After coffee is received in New York Harbor it is trucked through Brooklyn, across the Verrazzano Bridge into Hoboken, which takes time and money.

Part of the incentive package includes an offer from the P.A. to improve warehouses to store beans as well as get the green coffee beans to Hoboken by boat, said U.S. Rep. Frank Guarini, D-N.J.

"I am hopeful that the plan will be accepted. It bodes well for the region," Guarini said. "Local and state officials from both sides of the Hudson and the Port Authority of New York and New Jersey are working together to save up to 4,000 jobs that could be lost if Maxwell House closes."

Pasculli said the plan "would give us for the first time in 20 years the opportunity to open up waterfront commerce which would result in additional jobs for this community."

The two plants are very similar. The Jacksonville plant, built in 1924, and Hoboken plant, built in 1939, can each process about 1.3 million pounds of coffee a day.

Although the Jacksonville plant is not directly on the water, their land value is about the same and both plants are near closed waterfront shipping yards that had great potential for commercial and residential development.

A Hoboken real estate expert recently noted that the greatest asset for the plant may also be its kiss of death — it has New York as its backyard.

Directly across from the plant is the Empire State Building and a panoramic view of the Big Apple.

But Hoboken Business Administrator Edwin Chius said the land's value will skyrocket when waterfront development begins at the southern end of the city and when the adjoining 90-acre northern parcel eventually has development plans.

"They may as well hang on to it for another 10 or 15 years," Chius said. "And then, who knows what the technology will be to process coffee."

Grounds for 'give-backs' split coffee workers

By Jo-Ann Moriarty
Journal staff writer

The mood was ugly inside the Elks Lodge, as workers voted to send a hard message to a management poised to possibly take their jobs.

The message? No concessions. When the leaders of Local 56 of United Commercial Food Workers entered the hall, they were booed.

And during the two-hour meeting, the 300 men and women squeezed into the lodge make it known that they did not want to cave into the demands of a big and

wealthy company such as General Foods USA.

The plant workers chanted "reject, reject." They cursed, the company and swore they would not give up their benefits.

"I have never seen anything like this," said a Maxwell House worker who used to work at Colgate. "Colgate had nothing like this. This is wild. These people are very emotional," he said.

The huge hall was filled with cigarette smoke. When temperatures began rising, doors to the hall were opened and then the doors to the streets.

Outside, passersby found the relative

quiet of the neighborhood punctuated by the sounds of fierce arguing from within. In the end, only 30 votes decided against opening up the contract for labor concessions. General Foods, which is owned by Philip Morris and has been merged with Kraft, owns Maxwell House. A Hoboken worker noted that the most vocal group of men against the concessions were the mechanics and skilled laborers. When the nay votes were called for, their

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Coffee workers split over 'give-back' vote

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powerful, calloused hands were among the first raised high.

Carlo Poli, a mechanic, who has worked at the plant for 17 years, held a small group of men at bay as he argued against the concessions.

"You young people can get another job if this place shuts down," Poli said. And then added, "And, I'll survive."

Poli said that he was laid off five years ago with 125 people. He was the second person called back and then was laid off again the following week.

His point was that management does want it needs to do.

"This is a snow job," he said.

But others who went through layoffs had apparently

learned a different lesson from the experience.

John Sharkey, a shop steward who came to Maxwell House four years ago when the General Motors plant shut down in Clarke, had a different point of view.

"I had a job one day and then the next day, I was unemployed," said Sharkey, who worked at the plant for 21 years. He said now he would rather "take the job and take less pay."

A worker wearing a Harley Davidson T-shirt and two gold earrings in his right ear said he has worked at the plant for 12 years.

"It's been a living, a damn good job," he said. "I don't want to see the plant close."

Cable firms watching Riverview case

By Wendell Jamieson
Journal staff writer

Riverview Cablevision wrapped up its side of the scrambling debate before a state panel yesterday, ending a week's hearings and setting the stage for a ruling that could alter the way cable companies do business.

"This proceeding has implications for every cable company in the state," Ray Perkins, an attorney for the New Jersey Cable Television Association, said during a break in yesterday's testimony. "It has generated a lot of interest around the country."

Perkins' presence in the Newark hearing room underscored the case's importance to local cable companies. The Association signed on as co-defendants with Riverview Cablevision after the state Board of Public Utilities halted the company's plans to scramble its signal.

Riverview contends scrambling is necessary to prevent cable theft. If the BPU permanently halts the plans, it could mean that other New

Riverview ends its scrambling argument in case that could affect entire business

Jersey cable firms which have already scrambled their signals would be forced to undo that work, Perkins said.

Yesterday's session featured James S. Allen, director of the National Cable Television Association's Office of Cable Signal Theft, who testified that scrambling cuts down on cable piracy when combined with other anti-theft measures.

"Scrambling is, at the present time, the most effective passive deterrent a cable television operator can use to defeat theft of service," he told the board in written testimony filed before the session to speed up the already hectic pace.

Allen said the scrambling would only be effective if it went along with audits and prosecution of suspected cable thieves. And even those mea-

sures could be circumvented by a determined thief, he added.

That testimony has been echoed during the five BPU hearings by other experts brought by Riverview, including several company executives who said the firm is losing thousands of dollars from piracy.

The suit was originally filed by North Bergen, with West New York, Hoboken, Weehawken and Union City joining later. The five municipalities make up Riverview's entire viewing area.

To bolster their claim that scrambling will inconvenience thousands of viewers, the municipal lawyers provided the board with several viewers who described how scrambling will force them to use two remote controls and how it may render expensive cable-ready televisions obsolete.

A cable consultant from New York City testified that Riverview could use other measures besides scrambling to limit thievery.

The tone of the hearings has been far more subdued than the raucous public hearings held in North Hudson which drew hundreds of irate viewers. Except for a few reporters, there have been no spectators at the Newark sessions.

Yesterday's hearing was so subdued that one Riverview executive appeared to be fighting the urge to doze off during testimony.

The board told a federal judge its hearings would be complete by the end of April. That accelerated time-table resulted in five sessions being held in less than two weeks.

The board held an unusual Saturday hearing and would have reconvened Sunday had Riverview attorney Jeffrey Reiner not had a previous engagement. He was getting married.

Board President Scott A. Weiner asked both sides to file legal briefs within a week.

Council panel studies Hoboken school budget

By Jo-Ann Moriarty
Journal staff writer

The Hoboken City Council's education committee held its first workshop on the proposed \$32 million school budget voters rejected last week. The proposed budget would add \$3 to the existing tax rate of \$17.52.

City Council President E. Norman Wilson was tight-lipped about the meeting, which was attended by Councilmen Thomas Newman and Steve Cappiello as well as Law Director Eugene O'Connor and Robert Fleischer, the financial expert the city hired to help trim the school budget.

Wilson would not discuss the amount that the council hopes to axe from the budget, which will increase the amount to be raised through local taxation by \$5 million.

"Contemplated cuts in the school budget has been complicated by the

shortfall in state aid the shortfall brought about by the recent collective bargaining agreement," Wilson said.

The proposed spending plan includes money to fund two years of a recent three-year labor contract the Board of Education signed with the Hoboken Teachers' Association. The contract will cost about \$5 million to fund. Wilson said that the council will meet with the Board of Education next Wednesday.

The council is looking to cut the budget by \$1.5 million to offset a dramatic tax increase. That amount would cut about \$1 off the expected \$3 hike.

"We are looking at a cut that will be upheld by the state commissioner of education," Cappiello said after the meeting. He said that when the City Council axed \$2.8 million from the budget two years ago, the city was eventually ordered to restore the funding, which was absorbed in subsequent city budgets.

Hoboken schools are earning better marks from state

By Jo-Ann Moriarty
Journal staff writer

The Hoboken school district, which is being monitored by the state because of poor basic skills tests scores, is achieving its education goals and has a chance to be free of Level III monitoring by the fall, according to Hudson County Superintendent of Schools Louis C. Accocella.

The district's second quarterly progress report indicates "in general, the district has achieved its benchmark goals contained in the corrective action plan," Accocella an-

nounced at last night's meeting of the Hoboken Board of Education. He said the business office still needs to be restructured.

Accocella's staff, which evaluates the progress of the Hoboken district, said committees, some consisting of teachers, administrators and parents, have been meeting regularly to implement ways of improving curriculum, student morale, and teaching.

The report said "district supervisors and principals provide frequent feedback to teachers' lesson plans. A review of lesson plan response

forms found that such feedback was not limited to 'nice job' comments but rather included substantive comments and suggestions."

Teachers indicated that the number of classroom visits by supervisors has increased and that such observations have been beneficial," the report stated.

The report said the district "appears to be committed to staff development as an effective way of strengthening and improving instructional practice."

While the report concluded that there is a core of dedicated

teachers in the Hoboken school system who serve on committees and attend workshops, it noted that "the large scale change being attempted in Hoboken... requires the efforts of all district staff" and recommends that more teachers be consulted and monitored with future quarterly review visits.

Three years ago the Hoboken school district fell into Level III monitoring, the final step before a state takeover, because minimum basic skills test scores in reading, writing and math, were not achieved by 75 percent of third, sixth and ninth grade students.

Students were recently tested for those basic skills, and if 75 percent of the students in those grades pass the minimum efficiency tests, Hoboken will probably be out of Level III by the fall, Accocella said.

"We have seen much progress," he told the school board. In an interview following his presentation, Accocella attributed the successes to the administration, the effort of teachers and parental involvement.

Accocella told school trustees that continued improvement requires adequate funding. "Without resources, you cannot get of my office will stand alongside of you," he said, referring to the school board's expected budget fight with the City Council.

Accocella presented his report at the board's reorganization meeting in which James Farina was elected president and Geraldine Pantoliano was elected vice president.

About 150 teachers, parents and students attended the board meeting to protest budget cuts and the possible lay-

offs of nearly 60 teachers.

Kenneth Johnston, spokesman for the Hoboken Teachers Association, criticized the board for not taking a more aggressive role in getting the budget approved by voters April 24.

Because of the public's rejection of the budget, the school board notified 60 teachers, all the attendance officers, school matrons, janitors and physicians that their jobs may be axed.

School Superintendent Walter Fine said those cuts equal about \$2 million. The City Council's education committee and the Board of Education will discuss budget reductions today.

The proposed 1990-91 \$32 million school budget was defeated at the polls and would have increased the amount to be raised through local taxation by \$5 million. The City Council wants to chop \$1.5 million from the budget, but the school trustees say they will only consider cutting \$500,000.

Farina told the teachers, "this board will do everything humanly possible to bring everybody back."

Magnate to court: I'm broke

Bankruptcy delays Dell'Aquila auction

By SEBASTIAN D'ELIA
The Hudson Dispatch

Lingerie tycoon Anthony Dell'Aquila declared bankruptcy yesterday, once again stalling the auction of 45 acres of his Hoboken waterfront property estimated to be worth more than \$60 million.

Dell'Aquila's attorney filed for bankruptcy in federal court in Newark just minutes after a Hudson County Superior Court judge in Jersey City ordered that the property be auctioned.

The move buys at least a month's more time for Dell'Aquila, who is trying to sell the land for \$60 million to a Toronto developer.

Yesterday's legal pyrotechnics began just before 4 p.m., when Superior Court Judge Robert E. Tarleton fed up with a "hornet's nest" of litigation — ruled that the property be auctioned.

That sparked a frantic dash among Dell'Aquila's attorneys and advisers, who raced between buildings and to nearby phones to file the bankruptcy claim before the property was put up for sale at the Sheriff's Office.

Dell'Aquila owes slightly more than \$20 million on the mortgage for the property to Mabon Nugent Money Market Instruments and Co.

Mabon attorney Theodore Abeles argued that the property should be auctioned so his company can recoup its loan, and stem the rising tide of red ink from the interest on the Dell'Aquila's debt, estimated to be at \$46 million.

Monthly payments alone on interest on taxes and liens for the land average about \$350,000, Abeles said.

"Dell'Aquila has failed in every case to get financing for the project," Abeles said. "We do not think Mr. Dell'Aquila is capable of carrying out a deal. We do not want to take any further chances,

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Tract's future in limbo

By SEBASTIAN D'ELIA
The Hudson Dispatch

HOBOKEN — A Hudson County Superior Court judge will decide today whether to allow the auction of 45 acres of Anthony Dell'Aquila's Hudson River waterfront property, once the proposed site of a \$1.2 billion mixed-use development.

The land, the southern portion of more than 90 acres owned by Dell'Aquila, has been the subject of a two-year court battle between the lingerie tycoon and his creditor, Mabon Nugent Money Market Instruments and Co. of New York.

The judge's decision today will come a day after Dell'Aquila received another blow — the U.S. Environmental Protection Agency yesterday ordered him to remove asbestos-tainted construction debris from the 14th Street property.

Dell'Aquila must contact EPA within 10 days or face fines up to \$25,000 per day, said EPA spokesman Kim Helper.

The asbestos debris sits on the 45 acres on which Dell'Aquila has defaulted.

He owes a little more than \$20 million to Mabon on the mortgage for the property, according to Capt. Mary Tierney, who is in charge of foreclosure sales for the County Sheriff's Office.

Mabon attorney Theodore Abeles said the company has been trying to auction the land for almost a year. It wants to recoup the \$15 million loan it made to Dell'Aquila two years ago.

"We do not want any further

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TRACT

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adjustments," he said.

Robert Delventhal, an attorney for Dell'Aquila, said he will seek at least a 30-day extension on the sale. He would not comment further.

Judge Robert E. Tarleton, sitting in Jersey City, is scheduled to rule at 1:30 p.m. on whether the Sheriff's Office can auction the property later that day.

Abeles said several deals with

developers interested in purchasing the site through Dell'Aquila have fallen through. One Manhattan developer agreed last year to purchase the entire site for about \$50 million.

Dell'Aquila also has defaulted on the mortgage for the northern portion of the site.

That mortgage was obtained from Citizens First National Bank of New Jersey.

Citizens First National last year brought a foreclosure action against Dell'Aquila in Superior Court. No judgment to sell the property at auction has been entered in that case.

Dell'Aquila and his former partner, Fort Lee developer Harry Grant, had proposed construction of a marina, hotel, 42-story office building and 61-story condominium tower, but the \$1.2 billion project collapsed last year when the partnership split.

Recount doesn't alter Hoboken school results

By Jo-Ann Moriarty
Journal staff writer

A recount yesterday of ballots from the April 24 Hoboken Board of Education election did not change the results.

The winning slate of candidates was reconfirmed, according to Hudson County election officials.

School board candidate Michael Korman and his running mate, Jonathan Gordon, both political newcomers and running for one-year and three-year terms respectively, narrowly lost to candidates supported by Mayor Patrick Pasculli.

Korman actually lost one vote on the absentee ballot, the candidate reported yesterday afternoon. Gordon's total did not change.

Korman and Gordon were endorsed by Councilmen Thomas Newman and Joseph Della Fave.

In his first political bid, Korman won at the polls but lost with the paper absentee ballots to Pasculli's candidate, Eddie Garcia, a Hoboken police officer.

Korman received more votes on the machines with 1,349 votes but lost to Garcia by 20 votes. Garcia received 1,328 votes on the machines and 62 absentee ballots.

Although the results of the recount are not official until they are certified by Saul Cooperman, state education commissioner, Korman said yesterday that he was ready to concede.

"I want to congratulate Ed Garcia for his certified victory. I believe he will do a fine job as a school board member," Korman said.

"Although the turnout was low, I am pleased with the support shown to my candidacy," he added.

Gordon, who moved to Hoboken five years ago and is president of his uptown condo association, lost to one of Pasculli's candidates on the machines by five votes and only by 22 votes with the absentee ballots.

Elected to three-year terms on the mayor's ticket were incumbent School Trustee Geraldine Pantoliano, receiving 1,998 votes including 74 absentee ballots; incumbent Perry Belsettee, who lost two votes in the recount received 1,711 votes including 71 absentee ballots; and Angel Allicea, Jr., who received 1,584, including 61 absentee ballots.

Gordon lost to Allicea by only five votes on the machines and only by 22 votes including the absentee votes. Gordon received 1,542 votes, including 24 absentee votes.

Political observers of last week's election believe that the numbers show that voters are unhappy with Pasculli's fiscal management. The proposed school budget, because of increases in spending and cutbacks in state funding, will add \$3 to the existing tax rate of \$17.52.

The budget also contains two years of a teachers contract that will cost about \$5 million over three years. Gordon said that as a virtual unknown to the community he was able to come within striking distance of the mayor's slate, primarily because of a general dissatisfaction toward Pasculli's fiscal approach of spending money and selling off city assets to offset budget shortfall.

Pasculli said that he did not expect the election to be an easy win. He said his candidates had to overcome the obstacles of taxpayers upset with a tax increase because of the budget and because other political camps were helping the newcomers.

TYCOON

CONTINUED FROM PAGE 1

and we are on the edge of selling it today."

Tarleton said he doubted the proposed deal between Dell'Aquila and developer Stan Garden would be completed because of Dell'Aquila's history of mismanagement.

While Tarleton acknowledged that Dell'Aquila was a "high-stakes, high-venture capitalist," he said his cash flow and legal

problems have become "insurmountable."

Under the terms of the unsigned agreement with Garden, the developer would have to pay off the debt on the property, and would put down a \$1.5 million cash deposit.

Garden wants to use the property for a mixed-use development, and wanted to convert the 800,000-square-foot tower, the site of Dell'Aquila's business,

into condominiums, according to Robert Delventhal, an attorney for Dell'Aquila.

Dell'Aquila, and his former partner, Fort Lee developer Harry Grant, had proposed a \$1.2 billion development on the land and 40 other acres abutting it.

The project collapsed more than a year ago when the partnership fell apart. Dell'Aquila has tried unsuccessfully to sell the land to several other developers.

Asbestos shuts Hoboken HS again

HOBOKEN — Hoboken High School will be closed today because of continuing asbestos problems in the building.

Principal Charles Tortorella said a leaky pipe caused several ceiling tiles containing asbestos to fall from a first-floor ceiling yesterday morning.

Tortorella said he did not close the school yesterday because he was able to keep students out of the affected area without halting classes. "We're following all the state guideline for cleaning it up," Tortorella said. "We're just trying to make it through this year."

—EDWARD K. SHANAHAN.

Dell'Aquila property on auction block

By Jo-Ann Moriarty
Journal staff writer

Is today the end of Anthony Dell'Aquila's waterfront empire?

The Hoboken Shipyard, which encompasses half his 90-acre holdings at the northern end of the city, goes on the public auction block this afternoon.

However, his attorneys have an eleventh-hour request before Superior Court Judge Robert E. Tarleton — asking a 30-day extension. That hear-

His attorneys ask judge for 30-day extension

ing is scheduled a half-hour before the sheriff's auction begins at 2 p.m.

Dell'Aquila's attorney, Robert W. Delventhal, would not say yesterday whether an extension would be granted.

However, Attorney Theodore Abeles, who represents Mabon Nugent, the Manhattan investment company which holds the mortgage to the

Hoboken Shipyards, was confident the auction would proceed as scheduled.

"It will be sold no matter what," Abeles said. He added that "we would probably bid if other people don't bid enough."

Mabon Nugent foreclosed on the property a year ago after Dell'Aquila fell behind in paying the \$15.2 million

mortgage. The company says that with interest, Dell'Aquila owes more than \$20 million.

The Sheriff's Office granted an extension last summer and can legally grant another 30-day adjournment, said Capt. Mary Tierney of the Sheriff's Office.

But because of the large amount of money involved, she said, the re-

quest for a second extension was referred by the Sheriff's Office to the courts.

Abeles said Mabon Nugent is looking for nearly \$21 million for the property, which extends along the waterfront from the Maxwell House coffee plant.

Dell'Aquila's financial problems were further complicated yesterday when the U.S. Environmental Protection Agency said that the lingerie

See DELL'AQUILA — Page 8

Dell'Aquila also facing toxic cleanup deadline

Continued from Page 1
manufacturer has 10 days to dispose properly of asbestos at the Hoboken Shipyards property or face a \$25,000-a-day fine.

"EPA has been aggressively pursuing enforcement actions at this site for almost two years without satisfaction," said EPA Regional Administrator Constantine Sidamon-Eristoff.

"This firm has continued to ignore our efforts and the requirements of a judicial consent order to ensure proper removal and disposal for its asbestos-containing wastes. While we continue to pursue contempt proceedings, we are taking this additional step," Sidamon-Eristoff said.

Delventhal said he believes Dell'Aquila is complying with all EPA requirements and added that he had not seen a copy of the new EPA order.

While Dell'Aquila is in danger of losing a prime piece of real estate, the city has a May 25 date to auction the Todd Shipyards, a city-owned parcel that abuts Dell'Aquila's land.

Dell'Aquila has wanted that property for several years

because of its access to his land and the waterfront. However, the city wants to sell the land, which is worth at least \$1 million. Dell'Aquila owes the city about \$1.5 million in taxes.

Born and raised in Hoboken, Dell'Aquila owns one-eighth of the city's land, most of on the waterfront. Two business deals to build huge developments fell through and he is involved in court battles with former business associates.

He began building his empire with money he earned manufacturing lingerie. He still operates "My Way Lingerie, Inc." from the former Standard Brands building, the first piece of waterfront land he bought in 1978.

Over the years, he pieced together more parcels along the waterfront. Three years ago, he bought the Hoboken Shipyards, formerly Bethlehem Steel Co., at a cost of almost \$17 million.

In the midst of fierce competition, he plucked the land out of the hands of big-league developers such as Hartz Mountain Industries at a public auction in South Carolina.

Major crimes increase slightly in Hudson

By Joseph Albright
Journal correspondent

TRENTON — Major crimes in Hudson County increased by 1 percent last year. There were 41,524 offenses in 1989, 41,310 in 1988, the State Police announced yesterday.

Crime, as measured by the State Police Crime Index, decreased slightly across the state last year from 1988, but violent crime increased by 5

percent, Attorney General Robert Del Tufo said. The data was contained in the 1989 uniform crime report issued by the State Police. In Hudson last year:

- Murders increased from 38 in 1988 to 55;
- Rapes declined from 190 to 141;
- Robberies increased from 2,877 to 2,994;
- Aggravated assaults increased from 2,327 to 2,477;

- Burglaries increased from 7,934 to 8,112;
- Larceny thefts declined from 18,845 to 18,140;
- Motor vehicle thefts increased from 9,099 to 9,605.

The municipal crime profile for Hudson revealed a drop in total offenses in seven communities — Hoboken, Kearny, North Bergen, Secaucus, Union City, Weehawken and West New York.

Increases were recorded in Bayonne, East Newark, Guttenberg, Harrison and Jersey City. Municipal crime statistics showed:

- Bayonne, 2,065 offenses last year, 1,821 in 1988;
- East Newark, 109, 97;
- Guttenberg, 313, 277;
- Harrison, 781, 702;
- Hoboken, 2,349, 2,396;
- Jersey City, 21,645, 20,370;
- Kearny, 2,243, 2,370;

See MAJOR — Page 6

Major crimes increase slightly in Hudson

Continued from Page 1

- North Bergen, 2,689, 3,099;
- Secaucus, 1,309, 1,494;
- Union City, 4,170, 4,476;
- Weehawken, 1,017, 1,185;
- West New York, 2,834, 2,851.

Hudson's total crime index showed 5,667 violent crimes last year compared to 5,432 in 1988.

Its non-violent index disclosed 35,857 offenses last year against 35,878 in 1988.

The 1989 municipal profile

in Hudson revealed 8,112 burglaries last year against 7,934 in 1988; 18,140 larcenies against 18,845 in 1988.

There were 130 arson cases in Hudson last year, 121 in 1988. Crimes in these categories declined statewide to 407,197 last year from 408,362 in 1988.

New Jersey's crime rate compares favorably with that of the nation and the northeast region, Del Tufo's office said. In all three areas, violent crimes increased by 5 percent.

Dell' Aquila plays bankruptcy card

Eleventh-hour petition puts on hold public auction of his waterfront land

By Jo-Ann Moriarty
Journal staff writer

Ruling that he doubted Anthony Dell' Aquila could strike a timely deal to develop his waterfront empire in Hoboken, a Superior Court judge yesterday ordered that half of his 90-acre property go on the public auction block.

Dell' Aquila's attorney, Robert Delventhal, asked the court to delay a public auction on the Hoboken Shipyard because the lingerie manufacturer had a pending \$60 million deal to develop his land with a Toronto developer.

But Judge Robert E. Tarleton, sitting in Jersey City, ruled that Dell' Aquila has had a year to get a development deal to-

gether since Mabon Nugent, the Manhattan investment company that holds the mortgage on the Hoboken Shipyard, filed for foreclosure.

Dell' Aquila had another card to play, however.

Eight minutes after Tarleton ordered the auction to proceed, a bankruptcy petition was filed on Dell' Aquila's behalf in Newark, thus delaying the public bidding.

That petition was announced by Delventhal in the sheriff's office in the Hudson County Administration Building in Jersey City as representatives of Mabon Nugent gathered to start the bidding.

There appeared to be no other bidders at the auction. While the bankruptcy peti-

tion buys the lingerie manufacturer some more time, attorney Theodore Abeles, representing Mabon Nugent, was confident that Dell' Aquila has another month at best to hold on to his prize piece of land.

Abeles noted that U.S. District Court Judge William Touhey, a federal bankruptcy judge in Newark, has handled litigation concerning Dell' Aquila's finances.

He said that Touhey's familiarity with Dell' Aquila's affairs should help the judge make a speedy decision.

Dell' Aquila, tanned and wearing a dark business suit, showed signs of tension during the hearing before Tarleton to

See DEVELOPER Page 8

Developer planning new deal

Continued from Page 1

delay the auction. His younger brother, Patrick, accompanied him.

Dell' Aquila, often wiping his brow and loosening his collar, sat stiffly during the hearing, his back pressed against his chair.

His brother leaned forward like a baseball player on a dug-out bench.

The Hoboken developer began piecing together parcels of land in the northern corner of the city along the Hudson River in the late '70s.

Dell' Aquila now owns one-eighth of Hoboken.

Amidst fierce competition, he plucked the Hoboken Shipyard property out of the hands of big-time developers like Hartz Mountain Industries at a public auction three years ago in South Carolina.

In pleading for a delay, Delventhal said the Hoboken Shipyard encompasses half of the 90 acres where Dell' Aquila wants to build a waterfront empire.

The property is essential to allow Dell' Aquila to enter a deal and pay off the \$47 million he has in debts, he said.

"He stands to lose everything he worked for," Delventhal said.

In response, Tarleton snapped: "Mr. Dell' Aquila is a high-stakes, high-venture capitalist."

Delventhal argued that Dell' Aquila was on the brink of a development deal and could pay off Mabon Nugent.

But Tarleton said that since more than \$20 million was owed to the New York firm, Mabon Nugent should be allowed to be "the architects of their fate."

Delventhal said that Dell' Aquila has a \$60 million deal with Stanley Garden, a Toronto developer, to convert the Lipton Tea building, the hulking brown and yellow building at 14th and Washington streets, into condominiums.

That land abuts the Hoboken Shipyard.

The agreement calls for a guarantee from Dell' Aquila that a 6-million-square-foot development would be allowed on the land in compliance with zoning regulations.

Delventhal said that, according to zoning experts, the land could be built up to 7 million square feet.

The city plans to build a 3.2 million-square-foot development with the Port Authority of New York and New Jersey at the southern end of the city.

Dell' Aquila is embroiled in several lawsuits with banks and former development partners.

Plans to build a billion-dollar project at the site have fallen through during the last three years.

Maxwell House bid doesn't perk union

Workers reject concessions proposed to 'keep plant open'

By Wendell Jamieson
and Jo-Ann Moriarty
Journal staff writers

Members of the largest union at Maxwell House's Hoboken plant yesterday voted against a series of concessions that would have cut costs at the plant and possibly saved it from closure.

Members of Local 56 of the United Commercial Food Workers voted 147-117 against the concessions, which included a reduction of overtime and vacation pay and elimination of one paid holiday.

Union leaders told membership, during a raucous meeting in the Hoboken Elks Lodge on Washington Street, that the concessions would make the plant more attractive to Maxwell House's owner, General Foods USA.

In pitching the proposal, Leo Cignaglia, president of Local 56, told workers that if the concessions were granted, workers would have a guaranteed job for five more years.

The company has said it will close down either the Hoboken plant or another coffee processing plant in Jacksonville, Fla., due to high expenses and a dramatic decline in coffee consumption. An announcement is expected in late May or early June.

The Jacksonville local of the United Commercial Food Workers yesterday rejected a proposal to open up their contract to freeze wages over a five-year period.

As union members filed out of the cavernous hall and spilled out onto Washington Street yesterday, some said they believed their jobs were doomed.

"I've been on the unemployment line before, and now it looks like I'm going back," said a worker as he stepped out of the hall and into the neighboring Elysian Cafe bar.

"There was little preparation for the vote, and by the time it was time to vote, some members had left," said member Mike Wallace of Weehaw-

ken. "They should have given us time to think about it. It could have been different."

Some men with more than 30 years at the plant and near retirement left before the vote, explaining that they did not want to decide the fate of younger union members.

A man with 21-years service predicted that the vote would be rejected by two-thirds of the membership. "The ones who will vote for it will be out of greed or fear. The older ones will vote out of greed and the younger ones out of fear," he said.

Since General Foods announced two months ago it would close one of its plants, Hoboken and Jacksonville have met with state and local officials to develop incentive packages to keep their plants open.

The competition between the two riverfront cities has been fierce. Next week, Ray Viatt, Maxwell House president and vice president of General Foods, will tour both plants and review both incentive plans.

Steve Hornik, vice president of Local 56, told the union members yesterday that General Foods management "will open sealed envelopes handed in on Tuesday like a stupid TV contest."

"The choice is between time on a half or nothing. That is the choice," Hornik said.

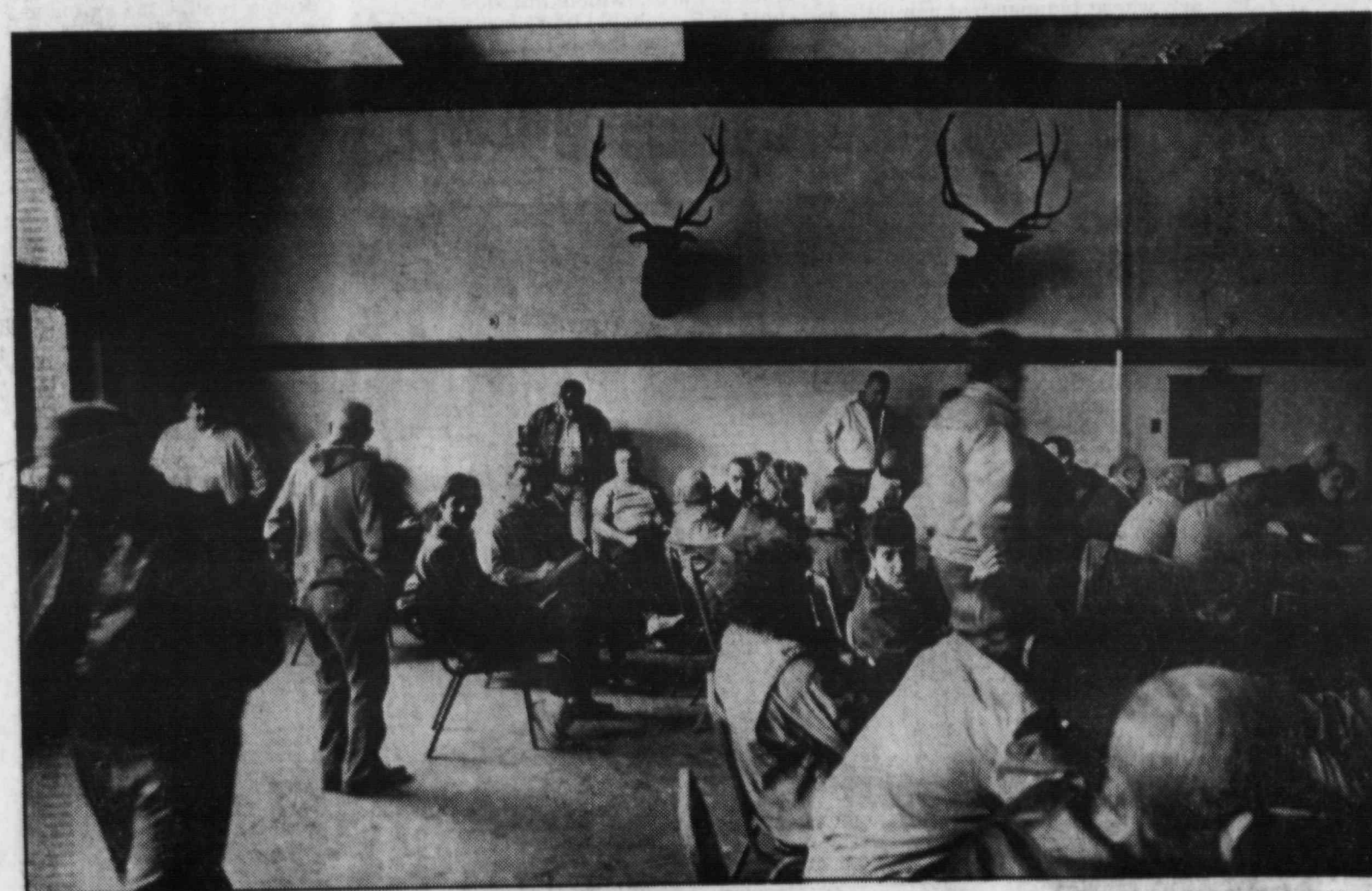
Jacksonville has lower labor costs, utility costs and taxes.

Hoboken has lowered its water rates by \$1.50 and the local utility company is attempting to reduce its rates.

The Port Authority of New York and New Jersey is working with the Hoboken plant on a plan to ship coffee from the Brooklyn port to Hoboken on boats via the Hudson River to cut down on transportation costs.

Before the tally was announced, Cignaglia said workers would vote against the conces-

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Journal photo by Scott Lituchy

Employees of Maxwell House gather at the Hoboken Elks Club yesterday to vote on concessions asked by management

Shutdown brewing

Maxwell House workers revolt

By EDWARD K. SHANAHAN
The Hudson Dispatch

HOBOKEN — Bucking the advice of union leaders, Maxwell House workers yesterday rejected a set of contract concessions designed to save the plant.

"It's a vote to close the plant down," lamented Steven Hornick, a union officer, after the vote. "I hope the men who voted against this will be standing there when they put the locks on the doors."

By a margin of 147-111, members of United Food Commercial Workers Local 56 — which represents about 80 percent of the plant's workers — rejected a package that would have reduced Sunday pay from double-time to time-and-a-half, eliminated one holiday a year and cut back on vacation pay.

In exchange for the concessions, Maxwell House offered to extend the current three-year contract by three years after it expires in March 1991, with wage increases of 40 cents, 40 cents and 45 cents per hour.

Union leaders worked with company executives to put the package together in an effort to keep the 50-year-old plant from closing.

Kraft-General Foods USA — citing a continuing drop in coffee consumption — has said it will be close either the plant here or one in Jacksonville, Fla. A decision

They reject plan to save their jobs

on which facility will be shut is expected sometime in June.

While workers here were turning down a concession package designed to help them keep their jobs, workers at the Jacksonville plant were doing the same.

Jacksonville workers — who earn roughly \$2.70 per hour less than the \$15 average taken in by Hoboken workers — voted down a

similar giveback package by a 3-to-1 margin.

Before yesterday's vote was taken here, Hornick explained to union members what their choices were. Much of what he said was drowned out by loud jeers of the workers.

"We're giving them three minor things," Hornick said. "I think this whole thing stinks. It's

the rottenest kind of thing you can do, playing people against people. But if the choice is time-and-a-half on Sunday and a job or nothing, I know what I'd choose."

Union members, however, believed their leaders were trying to sell them down the Hudson River.

"They're not looking out for my best interests," said Horst Boehm, a plant mechanic for four years. "There's nothing in that package for us."

Many union members believe the company is simply trying to avoid negotiating a new contract once the current pact expires.

"We've got a contract, why should we open up negotiations now?" said one employee, who

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MAXWELL

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asked not to be identified. "They just don't want to bargain when this contract is up."

Local 56 President Leo Cignaglia agreed the company is looking for long-term labor peace.

"If they're going to have to make a decision between Hoboken and Jacksonville," Cignaglia said, "they have to have some guarantees that there won't be a strike at whichever plant they keep open."

Meanwhile, local, state and federal officials have been scrambling to put together a package of incentives to keep the Maxwell House plant, a Hoboken landmark, open.

They hope to present the plan soon to General Foods.

Maxwell House union rejects concessions

Continued from Page 1

sions because, even with them, the company could shut down the plant later. The agreement was contingent on the company deciding to keep the Hoboken plant open.

Had the union voted for the deal, the company would have agreed to a three-year extension of the present contract with 40¢ hourly raises in the first two years, and 45¢ increase in the last year.

The company would also

have offered a \$15,000 "retirement incentive" — known as a buyout — which would be added to the pensions of 50 employees who retire during the second half of the year.

Union members handle all production and maintenance at the plant. Members of the Teamsters union are responsible for shipping and receiving, and they said previously they will not back concessions.

The local has about 400 members.

Taxpayers still face huge hike

Hoboken trims \$575,000 from school budget

By EDWARD K. SHANAHAN

The Hudson Dispatch 5-15-90
HOBOKEN — The City Council yesterday voted to shave \$575,000 off the proposed \$32 million school budget.
Even with the decrease, property owners will most likely face a tax increase of about 20 percent to help pay for the spending plan unless the state provides more funding.
Kenneth Johnston, a Hoboken Teachers Association representative, asked the council not to cut the budget. "We need your help," said Johnston,

citing rising test scores and an increasing number of college-bound students as proof that the district is improving. "Education is an investment."
Mayor Patrick Pasculli defended the council's relatively minor cuts, which came in the wake of city voters rejecting the budget — and the added \$3 to the tax rate of \$17.52 per \$1,000 of assessed value.
"The cuts represent a realistic compromise," Pasculli said. "They are sensible for both the taxpayers and the improvement of public education."

Most of the council's cuts — \$448,000 — came from budget items devoted to asbestos removal in the city's schools.
With the district receiving a \$750,000 federal grant earmarked for asbestos removal and Pasculli pushing for a \$1.2 million asbestos bond issue, school officials believe that money can be recouped.
While the council's cuts will not result in teacher layoffs, the Board of Education may be forced to let some workers go to close a budget shortfall of nearly \$1 million.

In a letter the council, budget consultant Robert D. Fleischer wrote that the board will have to reduce staff to meet a \$964,000 budget gap brought on by the recently signed three-year teachers contract.
Board Vice President James J. Farina confirmed that layoffs are almost certain.
Two weeks ago, the board told 99 school employees they might not have jobs. Schools Superintendent Walter Fine said the layoffs would save the board roughly \$2.25 million.

While both union and school officials said at the time that it was unlikely all 99 workers — many of them tenured teachers — would be let go, it now appears that about half that number could lose their jobs.
Johnston said yesterday it was the first time he'd heard of the possibility of a \$1 million shortfall.
"I think the board should have a meeting as soon as possible and allay the fears of those teachers who have been given layoff notices," Johnston said. "We'd like to know what's going to happen."

Martin Brennan; was City Council head

By Yvonne Latty
Journal staff writer

Martin J. Brennan, 72, a former city council president who was active on the Hoboken political scene for over 20 years, died yesterday in his home. He was a lifelong resident of Hoboken.

"He was one of Hoboken's most respected and loved political figures," said Hoboken Mayor Patrick Pasculli. "He loved politics because it was the business of people, he loved people and they loved him. He will be dearly missed."
Brennan began his political career in 1953 when he became deputy county clerk, a position he held for 10 years. From 1964-65 he was the city clerk. In 1971 he was elected Fifth Ward councilman. In 1973 he became the City Council president for six years.

In addition to his duties as council president, Brennan was Housing Authority commissioner from 1973-1979.
"He would stand up for his convictions and do whatever he thought was right," said City Councilman and former Hoboken Mayor Steve Cappiello. "He was a fighter but a very caring person who believed in the family lifestyle in Hoboken."

Brennan was a typesetter at The Jersey Journal, the Jersey Observer and also worked for the Jersey Printing Co., Bayonne, retiring in 1986. He was a member of the Typographical Union Local 94 for over 40 years.
A member of Our Lady of Grace Usher Guild, he was very



Martin J. Brennan

active in coordinating many Irish affairs for the City of Hoboken and Hudson County.
"For 50 years Marty Brennan was married to my mother and together they raised four children, but next to his family, Hoboken was the love of his life," said his son, James. "He never passed up an opportunity to praise and serve Hoboken."
Surviving are his wife, Regina; two sons, Dr. John and James; two daughters, Patricia Doyle and Regina Dinan; a brother, Gerard; nine grandchildren and two great-grandchildren.
Mass will be said at 9:15 a.m. Thursday in Our Lady of Grace Church, Hoboken. Arrangements are by Earl F. Bosworth Funeral Home, Hoboken.

Maxwell House shutdown feared

By EDWARD K. SHANAHAN

The Hudson Dispatch 5-14-90
HOBOKEN — With workers rejecting contract concessions aimed at keeping the Maxwell House plant alive, a union officer said yesterday the facility's future is bleak.

Steven Hornik, vice president of United Food Commercial Workers Local 56, said he was frustrated by the 147-117 vote against the package of givebacks. Local 56 represents about 400 of the plant's 600 employees.

"I'm disappointed and I'm worried," Hornik said. "We're convinced we're going to go down."

Maxwell House's parent company, Kraft-General Foods USA, has announced it will close either the Hoboken plant or one in Jacksonville, Fla., due to a continuing decline in coffee consumption.

Workers in Jacksonville — who earn roughly \$2.70 less per hour than the Hoboken workers' average \$15 — also voted down labor concessions at a membership meeting Friday.
Hoboken union members who voted against the concessions — which included reductions in overtime and vacation pay, and elimination of a paid holiday — said the threat of the plant shutting down did not change their minds.

The givebacks were contingent on the waterfront plant, a Hoboken landmark, remaining open. In return, the company offered a three-year extension of the current contract, which expires next March, with hourly raises of 40 cents in the first two years and 45 cents in the third.

Hornik said the workers who voted against the concessions might think differently when they have to start looking for new jobs.
"One of the guys said, 'What good is 40

cents an hour?'" Hornik said. "My attitude is that means you're getting \$15.40 an hour. There are very few \$15-an-hour jobs out there that offer the same kind of benefits. These guys just don't understand that."

Meanwhile, city, state and local business officials have prepared a package aimed at saving the plant.

Mayor Patrick Pasculli said he will present the incentive package — which includes reduced water rate, zoning commitments and other items he declined to identify — to Maxwell House President Ray Viault on Friday, when he is scheduled to tour the plant.

"I don't know how much emphasis Maxwell House is putting on the employee contract," Pasculli said. "I'm optimistic that our package will persuade them to keep this plant open."

12 busted for auto break-ins

By ROBYN PFORR
The Hudson Dispatch

HOBOKEN — Police have arrested six men and six juveniles in connection with the burglaries of 12 cars and the theft of another over the past two weeks.
Police said the crimes were committed in seven separate incidents.

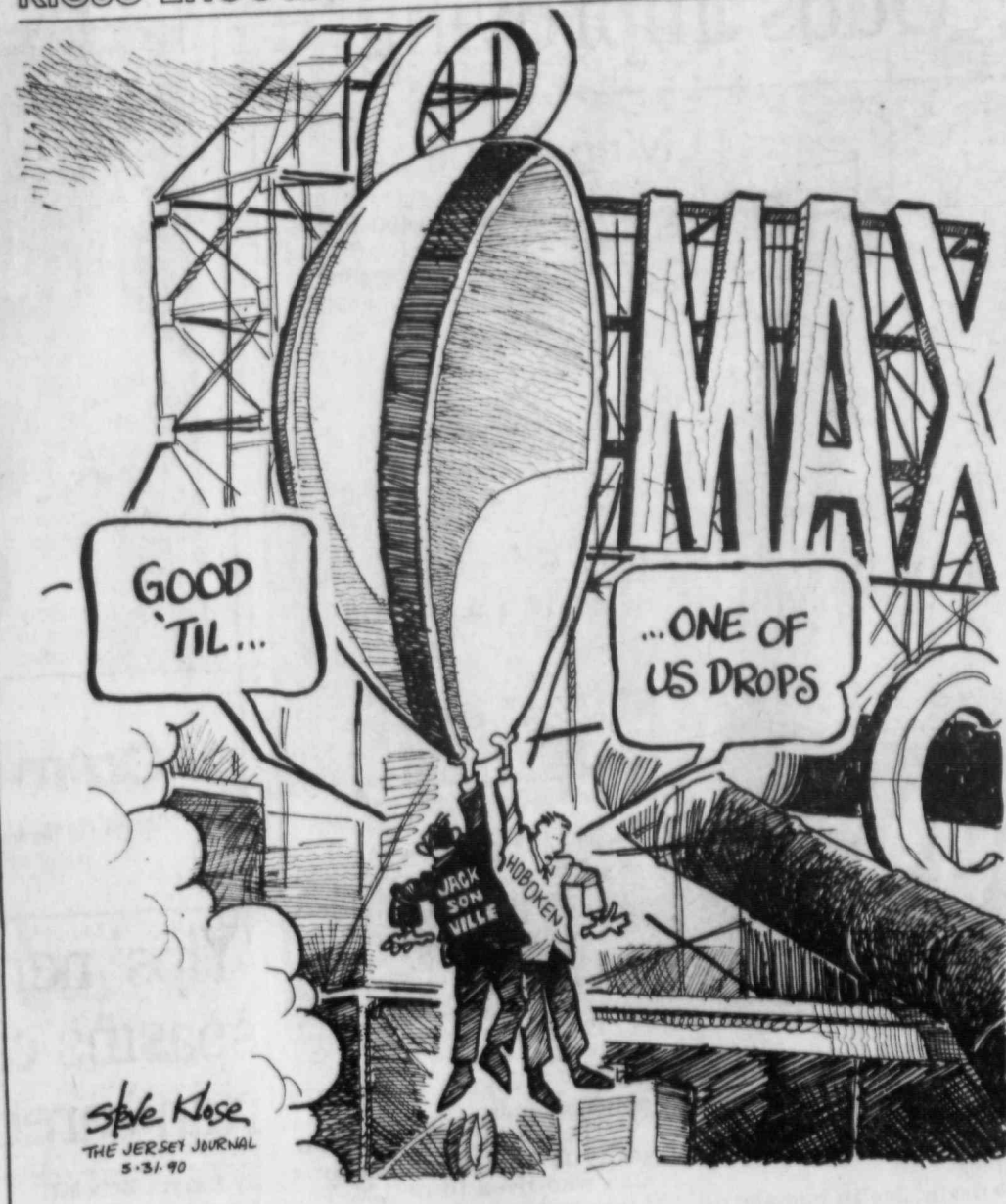
The latest arrests came yesterday. Ramon Luis Quinones, 24, of Adams Street, and a 15-year-old boy, of Fifth Street, were charged with breaking into four cars in a Clinton Street garage May 9, police said.

Estimated damage of the four cars, including a Camaro and a Corvette, exceeded \$20,000, police said. One car radio was stolen and the driver's side windows in the four cars were smashed, police said.

The burglar smashed the windows of the Corvette and chipped its fiberglass T-top.
"It was really a beautiful car, it was a classic," said Detective Tony Anicich. "Now it's ruined."

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Klose Encounters



Coffee plant workers may vote again

By Jo-Ann Moriarty
Journal staff writer

Maxwell House workers in Hoboken are reconsidering their refusal to accept labor concessions to stave off a plant closing after the plant manager made a personal plea to nearly 400 union members yesterday.
Plant Manager Bert Quarfordt was the sole representative of management present

yesterday in meetings with all company departments, according to employees interviewed by The Jersey Journal.
His appeal follows a chaotic and fiery union meeting Friday at which members of Local 56 of the United Commercial Food Workers voted 147-117 against opening up their three-year contract and accepting a reduction in double time, overtime and vacation pay and the

elimination of one paid holiday.
He did not return telephone calls by The Jersey Journal.
At issue is General Foods USA's decision to close one of its coffee plants either in Hoboken or Jacksonville, Fla., because of finances and a dramatic decrease in consumption of

See COFFEE — Page 6

Coffee plant workers may vote again

Continued from Page 1

coffee. General Foods, owned by Philip Morris Co., has asked both plants to submit reports detailing operational costs. The Hoboken report includes economic incentives from the city, county, the local utility company and the Port Authority of New York and New Jersey as well as both New York and New Jersey governments.
The cost packages will be submitted today to General Foods management, according to union officials here. Ray Viault, Maxwell House president and vice president of General Foods, is expected to tour the Jacksonville plant today and arrive in Hoboken toward the end of the week.

Quarfordt told some of the employees that Friday — when the union members met in the Elks Lodge — was the "worst day of his life," according to a worker.

The worker, who is critical

of the labor concessions, said that Quarfordt appeared "very concerned. Otherwise, he wouldn't be trying so hard."
A veteran worker said that he expected another union vote will be called because workers have had the weekend to rethink their actions.
"It was a chaotic meeting. The union ran it the wrong way," said the worker who has more than 30 years with the company. "I think there will be another vote. But this time they will have it in the plant," he added.

Still another employee noted that the vote was narrowly defeated and 120 union members failed to vote. Others complained that they had little time to review the concessions, said the employee who attended a morning session.
"There was a lot of screaming and yelling and people felt they had only 10 minutes to make a decision," he said. A

petition is circulating asking union leadership to call another vote, employees said.
Stephen Hornik, vice president of Local 56, said that leadership will call for another vote if a majority of members — about 200 — request it.

According to his information, Hornik said, members felt they were hurried into voting, that they did not have enough time to review the material and that some decided against attending the meeting altogether when they could not find a parking space.

Hornik said concessions are crucial to survival of the Hoboken plant. Without them, he said, the plant will close because labor costs in Jacksonville run \$3-an-hour cheaper.

"Without giving them this, I'm convinced we are going to close down," said Hornik. The plant remaining open will be producing about 80 percent of the company's coffee, he said.

CARS

CONTINUED FROM PAGE 1

Police said the Corvette also was burglarized April 5, while parked in the same garage.

In previous arrests:
■ Police charged two 15-year-old city boys with receiving stolen property and possession of burglary tools. They were apprehended May 11 in a 1985 Mazda that was reported stolen from Hoboken the previous day, police said.

■ A 16-year-old Marshall Drive resident and his 17-year-old brother were captured May 11 and charged with two counts of burglary, after they allegedly broke into two cars on 12th and Grand streets, police said.

Police found two vials of crack on the 16-year-old and charged him with possession of cocaine.
■ Police arrested a 15-year-old resident of Marshall Drive and charged him with criminal mischief on May 10, after a police officer saw him throw a brick through the window of a Camaro, parked on Monroe Street.

■ Jose Pacheco, 23, and Anthony Monteleone, 18, were arrested and charged with three counts of burglary when police caught them allegedly trying to steal a car radio on May 7 at Second and Jackson streets. Police said they had stereo equipment stolen from two other cars on the street.

Pacheco also charged with possession of burglary tools.
■ Herbert Alvarez, 20, of Marshall Drive, and Bengino Terrales, 18, of Jefferson Street, were arrested May 6 and charged with burglary. Police said they caught the pair carrying a radio stolen from a car on Second Street.

■ Fernandez Forti, 26, of Clinton Street, was charged with burglary after a Hoboken resident saw Forti allegedly stealing the radio from his Volkswagen Jetta on May 5, police said.

The juveniles were released in the custody of relatives. No bail information on the men was available.

Referendum is near on Hoboken pier pact

By Jo-Ann Moriarty
Journal staff writer

Members of a community-based group contesting Hoboken's deal with the Port Authority of New York and New Jersey to develop the waterfront have gathered another 580 signatures in support of a public vote on the partnership.
City Clerk James Farina yesterday said that the signatures have been forwarded to the county for certification and that he expects to file the referendum with the City Council tomorrow night.

After the state Appellate Court ordered Hoboken to accept an early petition with nearly 1,700 signatures, county election officials discovered that 277 signatures were not those of registered voters.

The three-member appeals court last month ordered that the city accept a referendum petition calling for a public vote on the city's contract with the Port Authority to build a 3.2

million square foot development on 17 acres of city-owned land at the southern end of the city.

The city refused to accept the petition last December based on a legal ruling from the Law Department that the public cannot legislate zoning and development.

That opinion was supported by Hudson County Superior Court Judge Severiano Lisboa. But in its eight-page decision reversing the lower court's ruling, the appeals court said that the public should have the opportunity to vote on the agreement between the city and the Port Authority because the development will significantly change Hoboken as it now exists.

The Hoboken residents who challenged the city are critical of the Port Authority because, they said, the bistate agency, by its legal constitution, is above the law and is difficult to control if the two parties land in court.

See FOES — Page 6

Foes near referendum on Hoboken pier pact

Continued from Page 1

Farina anticipates a July 10 special election on the public question.

City Business Administrator Edwin Chius said that the legal entanglement will delay the waterfront development progress by three months.

He said that the city had expected to begin receiving proposals from developers by Aug. 9. Instead, proposals will not be received until October, Chius said.

The city has accepted \$7 million from the Port Authority in anticipation of a partnership

deal. That money was used last year to offset budget shortfalls.
If the deal is rejected, Hoboken must repay the \$7 million to the Port Authority in 15 working days or place a lien on the waterfront land, according to an agreement signed by Mayor Patrick Pasculli.

New vote at Maxwell House

Union will reconsider contract concessions

By Jo-Ann Moriarty
Journal staff writer

Another vote on labor concessions will be held today at the Maxwell House coffee plant in Hoboken as a last-minute attempt to make the facility economically more attractive to General Foods USA, which is planning to close an east coast facility.

About 400 members of Local 56 of the United Commercial Food Workers are expected to vote on opening up their three-year contract and agreeing to accept reductions in double time, overtime and vacation pay and the elimination of one paid holiday.

The contract expires in March, 1992.
In contrast to the tense and chaotic union meeting held last Friday at the Elks Lodge where members rejected the concessions by 147 to 117, the vote today will be held inside the plant starting at 6 a.m. and continue through this evening.
The results will be announced.

See NEW VOTE — Page 6

New vote at Maxwell House

Continued from Page 1

nounced at the union hall, said Michael Shannon, business agent for Local 56.

A petition signed by 202 union members asking for another vote was presented to the union leadership, Shannon confirmed yesterday.

The reconsideration comes three days after plant manager Bert Quarfordt made a personal appeal to nearly every employee, saying that labor concessions are crucial to save the Hoboken plant instead of the plant in Jacksonville, Fla.

General Foods announced in February it will be closing one of its east coast coffee plants because of finances and a dramatic decrease in coffee consumption.

General Foods, owned by the Philip Morris Co., has asked both plants to submit reports detailing operational costs. The Hoboken report includes economic incentives from the city, county, the local utility company, the Port Authority of New York and New Jersey as well as both New York and New Jersey governments.

That incentive package will be presented tomorrow to Ray Viault, president of Maxwell House and vice president of General Foods, when he visits the Hoboken facility.

Quarfordt, seeking to complete the package with lower labor costs, has asked for the concessions. Labor costs at the Jacksonville plant run nearly \$3 an hour less.

"It is important that we have that as part of our overall package," Quarfordt said. "I want the people to vote with a solid understanding of what is at stake," he added.

If the Hoboken plant closes, the production operation will be phased out during a two-year period, according to Steve Hornik, vice president of local 56.

Workers with five years seniority are guaranteed the life of their contract, he said. Thus, he said, the layoffs would be gradual over a two-year period. However, about half of the 400 union members are at immediate risk of losing their jobs, he said.

The union's concessions will only kick in if the Hoboken plant is chosen to remain open, Hornik said.

As far as management is concerned, the 100 white-collar workers "are at risk," Quarfordt said.

Serves 66 children

Specter of eviction haunts day-care center

By EDWARD K. SHANAHAN

The Hudson Dispatch
HOBOKEN — A day-care center which serves 66 youngsters may be evicted from its home, officials said yesterday. The Nuestros Ninos day-care center has been housed for five years in the David E. Rue School. But students from the overcrowded Calabro School probably will shift to the mostly vacant Rue school by the fall. When that happens, the Board of Education may force the center out of the building. The board is expected to discuss

the day-care center's future at the Rue school at a special meeting Tuesday. "We've heard a lot of talk that they want us to move," said Nuestros Ninos Director Nilda Lorence. "We haven't been notified, but it sounds like more than rumors." Sharon Guynup, a working mother whose 4-year-old son, Nicky, has been enrolled at Nuestros Ninos since September, does not relish the thought of finding another day-care center. "I don't know what I'd do," Guynup said. "It's a great school, not just a babysitting service. I

had my son in another day-care in the city and I hated leaving him there. It would be a shame to close it down." School officials said yesterday the fate of Nuestros Ninos has not yet been decided. "We don't want to hurt the day-care center," said Geraldine Pantoliano, a school trustee. "There have been some discussions, and it will have to be decided very soon. We'll work with them as much as we can." The decision could hinge on whether the 350 Calabro pupils move to Rue. A Calabro parent-teacher

group has pushed for the shift, saying the school — generally considered the district's best — needs more room and better facilities to expand. Calabro's pupils are chosen by lottery. Enrollment in the school — which offers non-traditional educational programs — is open to children throughout the city. The board approved the move last week, but Calabro Principal Richard Del Boccio said yesterday neither the relocation nor the future of the day-care center has been determined. "I'm not sure if there would be enough room for our students and

the day-care," Del Boccio said. "I haven't initiated any talk of them moving out. If we could co-exist, it's fine with me." Nuestros Ninos — which enrolls children between the ages of 2½ and 5 — has been operating in Rue School since 1987, Lorence said. At that time, the day-care center shared space with roughly 250 elementary pupils enrolled at Rue, located at Garden and Third streets. Although the school board spent several million dollars renovating Rue, the school was closed down prior to the 1988-89

school year to cut operating costs. Nuestros Ninos has been the building's sole tenant since then, operating year-round. The day-care center — subsidized by the state Division of Youth and Family Services, the state Office of Hispanic Affairs and the city's Community Development Agency — pays the school board \$1,150 a month to use two classrooms, a kitchen and a small office. Lorence said Schools Superintendent Walter Fine showed her available space in Wallace School last summer, but it was not adequate.

Feuding states get together over coffee

By Wendell Jamieson
Journal staff writer

If General Foods decides to shut down Maxwell House's massive water-front plant in Hoboken, the plant's employees will not be the only ones affected — scores of workers in Brooklyn will also lose their jobs. Of 200 warehouse employees at four Brooklyn piers where coffee for Maxwell House is unloaded, 175 could be laid off if the plant shuts down, said Jerry Ponsiglione, president of Conti-

Fear effect of Maxwell House closing on area

mental Terminals in the borough's Sunset Park section. "If they close, I think there would be just enough business to keep one pier open," Ponsiglione said. There are now seven working piers at the terminal, directly across New York Harbor from the Military Ocean Terminal of Bayonne. The loss of jobs on both sides of

the harbor has sparked a rare team effort by New York and New Jersey officials who want to keep the plant open. Later this week, a joint proposal by the Port Authority of New York and New Jersey and the two state governments will be presented to General Foods, which has said it will close either the Hoboken plant or a plant in

Jacksonville, Fla., due to declining coffee consumption. A decision is expected this month. Officials were hesitant to discuss the proposal, which is believed to include a plan to ferry the unroasted beans from Brooklyn to Hoboken rather than transport them via truck through Manhattan's clogged streets. An official, who asked not to be

named, said the plan will not be released to the public until the last possible minute because local authorities do not want to give the municipal government in Jacksonville a chance to put together a counter-offer. But the officials were ready to trumpet the new-found sense of cooperation between normally feuding New York and New Jersey. "I think it is very significant that the government has put together this

Homeless man

says he stole plans for piers

Found them in construction trailer he broke into to keep out of rain

By James Efstathiou
Journal staff writer

A homeless Hoboken man who took shelter on a rainy night has been charged with breaking into a construction trailer and stealing blueprints of the Hoboken/Port Authority of New York and New Jersey piers. The theft, which occurred in the early morning hours of May 5, took on mysterious overtones because the stolen documents were delivered to the doorstep of a local activist affiliated with an organization trying to block Port Authority development of the piers. Police initially believed the burglar had entered a trailer owned by the Mercer Wrecking Corp. of Trenton with the express purpose of stealing documents relating to a controversial 3.2-million-square-foot mixed-use development on the piers. A calculator, stereo and recording equipment were left behind, fueling speculation the thief was after project-related documents. The blood-stained papers were left in the hallway of a building where Save Hoboken from Over Development mem-

ber Daniel Tumpson lives. A voice on Tumpson's answering machine told him to pick up the papers and use them as he wished. Tumpson called police, who later discovered a broken window in the rear of the trailer. The Mercer firm had been hired by the Port Authority to remove asbestos from the old pier sheds which are scheduled for demolition. A few days later, Tumpson received another call from a man who said he stole the documents and wanted to know if Tumpson had received them. Tumpson recognized the voice as that of a homeless man whom police said Tumpson had helped in the past. Using a first name and a description of the man, police on Monday picked up Raymond Bryn, 41, for questioning. Bryn, a lifelong city resident, eventually admitted to the break-in. Police said he told them he needed shelter from the rain that night. When he realized where he was, police said, Bryn grabbed blueprints and work invoices, thinking they might be of use to Tumpson. Bryn was charged with burglary and released on his own recognizance.

School budget voters rejected was already \$1M under need

By Jo-Ann Moriarty
Journal staff writer

The proposed \$32 million school budget rejected by Hoboken voters because it would add \$3 to the tax rate is short another \$1 million, the school administration has told the Board of Education. Unless the school district receives more state aid, staff reductions will be necessary, said James Farina, president of the Board of Education. His comments came after the City Council, in a special meeting before the weekend, trimmed \$575,000 from the proposed \$32 million budget. Most of that money comes from a fund reserved for asbestos removal that is not needed because the school district has

received a federal grant to help finance the procedure. School spending coupled with municipal expenses most likely will add \$2 to the existing tax rate of \$17.52, predicts Business Administrator Edwin Chius. "I would be happy with \$19.50 considering the circumstances we are in," Chius said. "The goal is to keep it under \$20. I don't know if we would be able to. Everyday I find out more money getting lost. I just found out that we just lost \$240,000 in the municipal purpose tax assistance fund. Hoboken got almost \$1 million in 1979, last year \$240,000, this year zilch," Chius said. After voters rejected the 1990-91 budget at the polls

three weeks ago, the City Council was handed the task of cutting that budget. The spending plan increased the amount to be raised through local taxation by \$5 million from \$18 to \$23 million. That amount contained money to recover the \$1.3 million the school district lost in state education aid, said School Business Administrator Anthony Curko. Now, he said, another \$1 million is needed to pay for expenses. He said the \$1 million represents increases in collective bargaining. Of the near \$1 million, \$720,000 is needed to pay retroactively for the teacher raises in 1989-90 and another \$200,000 is needed for raises in

See LAYOFFS — Page 4

Plant closing would have ripple effect

Continued from Page 1 regional concept," said George Zoffinger, director of the New Jersey Department of Commerce and Economic Development. "Gov. Florio has made it very clear to the Department of Commerce that the best way for us to promote business in this region is through cooperation with other entities," he said. New York officials have good reason to be interested. A total of 2,500 jobs in the metropolitan area could be affected by the ripple effect of a Maxwell House plant closure, said Frances A. Resheske, spokeswoman for the New York City Department of Ports and Trades. "It would certainly impact the maritime jobs in the city," she said. While the cost in jobs would be great, Resheske said a closure could also damage something a little less tangible:

the high expectations city officials have for the port's future. "The New York port is really coming back," she said. "Our tonnage is up again, and people are excited about the port again as a place for cargo to come through." The recent upturn for the port follows a decline in incoming tonnage that began in the 1950s, when the method of sea-going transport switched from the most part from freighters to container ships, Resheske said. The new method resulted in the need for fewer workers but more space, something the crowded Brooklyn waterfront could not offer. At the time, most of the business switched to New Jersey, she said. However, coffee and cocoa are still "break-bulk" commodities, meaning they are mostly shipped in bags instead of containers. Coffee has been dropped at the Brooklyn terminal, one of the area's only

break-bulk facilities, since 1986, said Resheske. It is also unloaded at the borough's Red Hook terminal, she added. Of 3.2 million bags of coffee that come into New York Harbor each year from South America and the Ivory Coast of Africa, about 2 million go to Maxwell House, said Ponsiglione. Of that total, he said, about 500,000 bags are shipped to the region in the hopes that it will be sold to the company. The coffee transported by container ships goes to Red Hook or New Jersey ports such as Port Newark, he said. About 25 times a year, a charter freighter carrying coffee comes into Ponsiglione's terminal, and he hires about 100 longshoremen from Red Hook to unload the bags. The longshoremen, plus truck drivers, coffee weighers and reconditioners who mend broken bags, could all find their jobs in jeopardy, he said.

At Hoboken club

Cops snare 2 in gambling raid

By ROBYN PFORR
The Hudson Dispatch

HOBOKEN — Authorities raided a Jefferson Street social club and arrested two men who allegedly ran an illegal sports betting parlor there, Prosecutor Paul M. DePascale said yesterday. The Hudson County Gambling Squad also seized more than \$20,000 worth of basketball, hockey and baseball betting slips in the Tuesday night raid, DePascale said. Joseph Emil Danduono, 51, of Meadowview Avenue in North Bergen, and Anthony J. Girone, 40, of Hoboken, were charged with promoting gambling and the unlawful possession of gambling records. Police said Danduono had \$4,000 cash on him when arrested and Girone had \$460. When the Gambling Squad's 10 detectives busted through the social club door, 26 men were huddled around four card tables covered with betting slips and newspapers opened to the sports pages, police said. The raid was the culmination of a three-week investigation of the club. DePascale said the gambling operation took in tens of thousands of dollars in illegal bets each week. The social club also was raided for illegal gambling in January 1989. Investigators had the club under surveillance for an hour before the 7:30 p.m. raid, during which 50 people went in and out of the club. "We moved in when we thought there was quite a lot of



Police say two Hudson men operated an illegal sports betting parlor in this social club on Jefferson Street in Hoboken.

work going on inside," said Lt. George Sullivan. "Most of the games started at 8, so the bets were placed." Placing a bet is not a crime, although running a gambling operation is. When police raided the club, several bettors and players — unaware that they were not committing a crime — tried to rip up betting slips, Sullivan said. Most of the club's patrons, ranging in age from 20 to 90 years old, were betting on the Knicks-

Pistons basketball game and the Stanley Cup hockey game, Sullivan said. But one patron, Frank Lia, said he didn't realize people were placing bets around him as he celebrated his 90th birthday with coffee and cake. "I'm no gambler," said Lia, a bartender during Prohibition. "It's just a place to hang out." Lia said he was surprised when the vice squad came in the door and yelled, "Freeze!" — but not

surprised enough to drop his cake. "I even offered one guy a piece of cake and he said 'Happy Birthday,'" said Lia, a five-year club member. "Then he searched me." Police recorded the names of the 24 club patrons and released them one by one. Danduono was being held in Hudson County Jail on \$25,000 bond. Girone was being held on \$15,000 bond.

Layoffs are still expected in Hoboken school system

Continued from Page 1

the 1990-91 budget, Curko said. The three-year labor pact will cost about \$5 million and gives teachers more than a 30 percent raise. While Kenneth Johnston, a Hoboken Teachers Association representative, wants the school board to call back the staff it has sent layoff notices, the board president said that layoffs are likely.

Farina said that more than 90 teachers and other staffers who received layoff notices represent about \$2.5 million in salary costs. While the \$575,000 represents less than a 50-cent cut from the expected tax hike, council members contend that it is impossible to cut the school budget unless the Board of Education agrees with the budget reductions because his-

torically the state restores any funding disputed by the school board. The council's cut represents an amount that school trustees said will not affect education. Mayor Patrick Pasculli said the reduction "represents a reasonable cut" because it is "sensitive to the taxpayer" but still maintains funding "to continue improving the quality of education."

Last drop? Maxwell re-vote today

By DAVID REILLY
The Hudson Dispatch

HOBOKEN — Maxwell House workers will vote today for the second time in less than a week on contract concessions union leaders say are needed to keep the plant open. The workers rejected the same proposals and the same advice Friday by a 147-117 vote. Today's vote probably will be the final word on the giveback package designed by management and leaders of United Food Commercial Workers Local 56 to cut costs at the plant. The company's parent, Kraft-General Foods USA, will close either the Hoboken facility or a plant in Jacksonville, Fla., because of declining coffee consumption. "Today is D-day," said Michael Shannon, business agent for the union, which represents about 80 percent of the plant's workers. "We want things to work out for everyone." Shannon said union leaders are still urging employees to save

MAXWELL

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their jobs by voting for the concession package. During a raucous meeting Friday, union Vice President Steven Hornik told workers a vote against the package was "a vote to close the plant." The workers replied with jeers and catcalls, saying they would rather lose their jobs than be sold down the Hudson River. The concession package would reduce Sunday pay from double-time to time-and-a-half, eliminate one holiday a year and cut back on vacation pay. In exchange for the concessions, Maxwell House offered to extend the current three-year contract by three years after it expires in March 1991, with wage increases of 40 cents, 40 cents and 45 cents per hour. Despite their initial opposition to the proposal, more than 200 workers signed petitions during the past few days asking for the second vote, Shannon said. A majority of the union's 385 workers had to support the petition to hold another vote, he said. Workers at the plant will vote today between 6:30 a.m. and 5 p.m. Kraft spokesman Cliff Sessions

said the company would not comment on how the vote's outcome would affect the plant's chances for survival. Maxwell House executives could not be reached for comment on the vote. As the balloting gets under way, federal, state and local leaders are putting the finishing touches on an economic-incentive package to keep Maxwell House here. Closing down the historic plant could affect about 2,500 jobs in the metropolitan area, officials said. Officials plan to present the incentive package to Maxwell House later this week. Jacksonville is also making its own offers, putting the two regions in competition. But this fight to keep the company has not found its way to Maxwell House's workers. While the Hoboken employees rejected their concession package, their co-workers in Florida did the same. Those employees, who earn about \$2.70 per hour less than the \$15 average made by Hoboken workers, turned down a similar package by a 3-1 margin.

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It's wrong to suggest there has been bad blood between Hoboken firefighters, police

J.J. 5/19/90
This letter is a rebuttal to Jim DeRogatis' article dated May 1, 1990 entitled, "Cops and Firefighters clash over Club Brawl".

First let me say that the first paragraph of your article states, "opened a vein of bad blood between the cities Police and Fire Departments."

As the wife of a Hoboken firefighter, I am unaware of any "Bad Blood" between the two departments. The way that line was written would seem to indicate to me that there has always been "bad blood" between them and this incident has brought it out in the open.

Who supplies you with your information, Mr. DeRogatis, the Down Under bouncers? And speaking of where you get your information from, why are you even writing this article?

The writer should be the reporter who was on the scene for three hours, not you. That is assuming he or she can accurately tell what happened at a six hour demonstration being there only for three of those hours.

Now let's talk about the Police Officers and Police Superiors' charges that the firefighters cursed and hurled racial epithets at them.

Through the duration of the demonstration, I had the misfortune of standing next to the only bigot there. He was an elderly gentleman whom I do not know.

I do know that he is not a firefighter and to the best of my knowledge, has no connection with any Fire Department. This was the man doing all the cursing and making all the racial remarks. This is the man the police should vent their "bad blood" on, not the Fire Department. The Hoboken Fire Department and the Fire Departments from other cities being represented there, were backing a brother firefighter who was savagely beaten by a bunch of animals. If the roles were reversed, tell me the Police Department would not do the same.

The men from both departments are professionals and the bond of respect and cooperation that they share with each other will still be there, long after Down Under and you are gone.

Finally, Mr. De Rogatis, I put it to you that since your article appeared on the front page of The Jersey Journal, that is where I expect this letter to appear.

I know this letter might not live up to your standards "Good Reading", but the truth probably never does.
DEBBIE MACCAQUANO
Hoboken

CABLE

CONTINUED FROM PAGE 1

already have converters, according to Smith.

"We are convinced that once scrambling is in place for a week or two, people are going to say 'what's the big deal?'" he said.

The company was supposed to start scrambling April 2, but its plan was thwarted when the North Hudson municipalities served by Riverview filed a lawsuit to stop the plan. But Riverview succeeded last week in crushing the legal challenge.

"We're not going to settle this as the final word," said Mayor Patrick Pasculli of Hoboken. "We believe that the residents of our

community are not properly served by scrambling."

Pasculli said scrambling would inconvenience subscribers. But Riverview officials say it is the only way to curb cable service theft. The company says there are more than 9,500 illegal hookups in Hoboken, West New York, North Bergen, Union City and Weehawken.

Five years ago, the company conducted a house-to-house audit of cable lines, Smith said. It compared the results to its subscriber list and found 9,500 homes that were illegally tapping into the cable service, he said.

Riverview cable

D-Day's tomorrow for TV scrambling

By SANDY LOVELL
The Hudson Dispatch

Despite months of public protests, Riverview Cablevision is expected to start scrambling its television signals tomorrow amid continuing legal challenges.

Viewers tuning in tomorrow will need "converter" devices to unscramble CNN, ESPN, FNN, Madison Square Garden network, Gala Vision and Head-

line News channels, said Riverview spokesman Bob Smith.

Starting Wednesday, Riverview also will scramble MTV, VH-1, Lifetime, USA, Nickelodeon, Discovery and The Learning Channel, he said. And on Thursday, Riverview will start scrambling Arts and Entertainment and The Weather Channel.

The scrambling will affect only

Bustling Hoboken: From grit to glitz

The Hudson Dispatch

HOBOKEN — Once characterized by its factories and docks, this industrial port city has been changing from gritty to glitz in the last two decades.

The mile-square city of 42,000 residents is about two miles from Manhattan and a quick ride on PATH. It sometimes seems more like its neighbor across the Hudson River than the three Hudson County communities it borders — Jersey City, Weehawken and Union City.

One can still pick out pieces of the old Hoboken. In between the expensive shoe stores and neon-labeled restaurants are the tour-

isty-bui-homey Clam Broth House and plenty of Italian delicatessens where the mozzarella cheese is fresh and the owners speak little English.

Throughout the 19th century and most to the 20th, Hoboken was a magnet for immigrants. They came for jobs on its piers and in its factories, where products such as Maxwell House Coffee, Lipton Tea, Tootsie Rolls and Levelor blinds were manufactured.

But in the years after World War II, the bustling pier activity died out and factories closed their doors and fled for roomier locales in suburbia.

In the 1970s and 1980s, a different group of immigrants, young professionals drawn to New York, but unable to afford its housing prices, settled in Hoboken's brownstones and wooden tenements. The city received an injection of new cash and vitality.

But as new residents soaked up Hoboken's "neighborhood charm," many of Hoboken's born-and-raised were forced out by condominium conversions, skyrocketing rents, property taxes and "suspicious fires" that sped displacement.

Today, the energy has gone from the town's boom, much of it defused by the decline of the condominium market after the 1987 stock market crash. Property taxes have not fallen, though, and much of the land here is assessed at 10 times the value of the most expensive land in neighboring Hudson County communities.

In December, Mayor Patrick Pasculli signed an agreement with the Port Authority of New York and New Jersey to jointly develop 32 acres of city property on the Hudson River waterfront, which would broaden the city's tax base.



Attracted by the juxtaposition of old world neighborhoods and glitzy city eateries, movie crews are almost a permanent fixture on many Hoboken streets.

Maxwell House gets givebacks

By DAVID REILLY
The Hudson Dispatch

HOBOKEN — Maxwell House workers reversed themselves yesterday, voting to accept a package of contract concessions designed to keep the historic plant open.

Employees from two unions voted 196-145 and 59-38 to overturn similar ballots held last week, when they rejected the giveback offer.

"Both unions wanted to do all they could to help keep the plant open," said union Vice President Stephen Hornik. "Some people finally realized that the fate of the plant was at stake."

The overjoyed Hornik added: "Cowabunga, man."

The results of yesterday's vote could boost the efforts of local, state and federal officials, who will present an incentive package today to executives from Kraft-General Foods USA, Maxwell House's corporate parent.

Kraft has announced it will close either the Hoboken facility or a plant in Jacksonville, Fla.

"It certainly helps that the workers have reconsidered the package presented to them," said Hoboken Mayor Patrick Pasculli. "It serves to help the total business package."

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MAXWELL

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Employees from the plant's two unions, United Food Commercial Workers Local 56 and International Longshoremen's Association Local 1478, were asked to accept givebacks as part of cost-cutting moves.

The workers initially balked at the proposals, saying they were being sold down the Hudson River.

But union officers convinced the rank-and-file to reconsider the plan, which they believed could save the 51-year-old plant.

"Hopefully when the (Kraft executives) come into the plant, they'll see that the workers wanted to accept the company's offer to encourage them to choose Maxwell House Hoboken to survive," said Hornik, vice president of Local 56, which represents 80 percent of the plant's workers.

Workers in Jacksonville also rejected similar giveback proposals, but union leaders

there have not mustered support for another vote.

Despite this encouraging step, the Hoboken plant must still wage a furious fight to survive, said plant manager Bert Quarfordt.

"A lot of things are going to have to come together," Quarfordt said. "It's nice to have this as part of our overall package, but it's been an uphill battle."

Jacksonville "has a lot of cost advantages over us," he said. Without the givebacks, Jacksonville workers earn \$2.70 an hour less than Hoboken employees, who average about \$15 an hour.

But officials here hope their incentive package can tilt the scale in Hoboken's favor.

Pasculli, Rep. Frank J. Guarini, D-Jersey City, members of Gov. James J. Florio's staff, the Port Authority of New York and

New Jersey and other agencies will present the plan to Kraft Vice President Ray G. Viault.

If the Hoboken plant closes, officials believe about 2,500 jobs could be lost around the metropolitan area.

The officials are tight-lipped about the plan, not wanting to give Jacksonville officials any indication of what they will offer.

Viault met Wednesday with Florida Gov. Bob Martinez and Jacksonville officials, who presented a plan of their own.

The two key components of their proposal were tax incentives and transportation funds for road improvements.

New Jersey officials are confident their incentives will beat Florida's offer, but Quarfordt remained cautious.

"Whether it's enough to overcome Jacksonville's advantage is hard to tell," he said.

DEP calls in Hudson officials to discuss permit for gasifier

By James Efstathiou
Journal staff writer

The head of the state DEP has invited North Hudson lawmakers, sewage officials and the county executive to discuss a permit for a sludge gasifier at the Hoboken treatment plant.

Although no one at the Department of Environmental Protection would comment on the purpose of today's meeting, a DEP source said when a project is expected to generate political controversy, it is the commissioner's policy to notify area lawmakers of the department's decision prior to the public.

The meeting has fueled speculation that the DEP is ready to issue the permit for the controversial project. A contract to build the \$32 million gasifier has been held up pending DEP approval of an air-quality permit.

However, a decision to issue the permit will not end the battle against the gasifier, according to the head of the local authority operating the plant. Area lawmakers and many residents fought against approving the permit to build the

facility because they claim the sludge-burning plant would be expensive, ecologically dangerous and technologically suspect. North Hudson politicians were able to persuade DEP Commissioner Judith Yaskin to extend the period of time for public comment on the permit during which thousands of letters opposing the gasifier were received in Trenton.

Although the agency has not completed its official response to the public comment, DEP sources on and off the

meeting have said the DEP is ready to issue the permit for the controversial project. A contract to build the \$32 million gasifier has been held up pending DEP approval of an air-quality permit.

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Gasifier conference called by DEP

Continued from Page 1

record have indicated that no information has been received suggesting the project would have an adverse environmental impact. Barring such evidence, DEP sources said it was unlikely the agency would reverse its decision granting preliminary approval of the permit.

The DEP has yet to respond to the most significant comment on the permit, a report by the plant operator's engineering consultant criticizing the agency's method of projecting the effect of emissions from the gasifier on local air quality.

Hoboken/Union City/Weehawken Sewage Authority Chairman Richard Wolff, who spearheaded the opposition to the gasifier, said that if the

DEP issues the permit, his authority will continue to fight for another option. The HUCWSA wants the state to consider sludge reclamation, which they claim is a cheaper, more reliable alternative.

Wolff said the authority would consider suing the DEP, which he claims sidestepped certain procedures in its permit review. Any action by the authority to hold up construction of the gasifier is expected to prompt a lawsuit by the Terminal Construction Corp., which won a contract to build the gasifier pending DEP approval.

The question of whether to build the gasifier has pitted local environmentalists and politicians against the state

and federal agencies in charge of air, water and land resources.

DEP officials point out that Hoboken selected a sludge gasifier for the plant and applied to the department for a permit in 1987. That decision came in the middle of a 10-year-old lawsuit by the federal Environmental Protection Agency, which sued Hoboken for dragging its feet on plans to upgrade its outdated treatment plant.

The city, along with Weehawken and parts of Union City served by the plant, has been banned from issuing new sewer hookups since 1985. The EPA has awarded Hoboken a \$30 million grant to offset the \$95 million project.

Faces eviction

Day-care center fate is in hands of school board

By EDWARD K. SHANAHAN
The Hudson Dispatch

HOBOKEN — The future of the Nuestrros Ninos day-care center and the 66 youngsters enrolled there — will hang in the balance tonight when the Board of Education holds a special meeting.

Administrators and parents said yesterday they plan to tell the board they are upset that the center may be evicted from the David E. Rue School.

"If we don't have any place to go temporarily, I don't know what we're going to do," said Nuestrros Ninos Director Nilda Lorence. "We may have to close for good."

The school, located at Garden and Third streets, has been home to Nuestrros Ninos for nearly five years.

But with pupils from the overcrowded Salvatore Calabro School scheduled to move to mostly vacant Rue for the 1990-91 school year, the day-care center will probably have to find new space.

School Trustee Perry Belfiore said one of the goals of moving Calabro is to expand its programs, generally considered the best in the city.

"We don't want (Nuestrros

Ninos children) out in the street because, by and large, they're our kids," Belfiore said. "But the way it's coming down is that the day-care center is welcome to use one of our buildings, but I don't think it will be Rue."

When the board approved the relocation of Calabro two weeks ago, it also voted to evict Nuestrros Ninos as of June 30.

Carol McLaughlin, director of the community services for the city's Community Development Agency, said the day-care center doesn't want to stay in Rue permanently, but can't afford to move now.

"Mainly, we're asking that Nuestrros Ninos be allowed to stay in Rue until a more permanent site can be found," McLaughlin said. "The children should be in a more secure building, not moving from place to place."

Nuestrros Ninos — which serves children between the ages of 2½ and 5 — is subsidized by the state Division of Youth and Family Services, the state Office of Hispanic Affairs and the CDA. The center pays the board \$1,150 a month to use two classrooms, a kitchen and a small office.

Belfiore pointed out that the board has offered Nuestrros Ninos space in Wallace School, but Lorence said the two classrooms she saw are not big enough for her program.

Albert J. Shea, 92; was Hoboken judge

By Yvonne Latty
Journal staff writer

Albert J. Shea, 92, a criminal lawyer and municipal court judge in Hoboken for 68 years, died Friday in Berkeley Hall Nursing Home, Berkeley Heights. Born in Hoboken, he lived there most of his life, moving to Berkeley Heights 10 years ago.

"In his prominence he was one of the foremost criminal lawyers in Hudson County," said Tom Calligy, a Hoboken Law Department attorney and a friend for many years. "He was an ingenious trial lawyer, he was bright and had innovative concepts. He served Hoboken very well."

Shea was a graduate of St. Peter's College, Jersey City, and Fordham Law School, the Bronx.

He began practicing law in 1925.

He was Hoboken's first and last fulltime prosecutor, serving in that post from 1948 to 1951. When the post was abolished, he was named magistrate, serving until 1953. In 1968 he was appointed a legal assistant in the Hoboken Law Department.

"He was the best criminal lawyer I've ever worked with," said Stephen Mongiello, a former commissioner of finance, city councilman and an associate of Shea for over 40 years. "He had honor. Some people inherit honor, but he did it the hard way. In the face of strict statutes and laws he was compassionate."

A World War I veteran, he was a member of the Knights of Columbus.

Surviving are a niece, Eileen; and sister-in-law, Mrs. Joseph Shea.

A memorial Mass will be said at a later date.

Subscribers are irate as scrambling starts

By Wendell Jamieson
Journal staff writer

Riverview Cablevision finally began scrambling its signal yesterday, and a steady stream of customers flooded the company's Union City service office to pick up descrambling converters and vent their anger.

Joseph Taglieri of Hoboken awoke yesterday to find eight cable channels altered beyond recognition.

By early afternoon, Taglieri was on line at Riverview's Park Avenue office, waiting to pick up a plastic-wrapped converter box that will make sense

of the scrambled images. "What can I do? I've got no cable today. It's scrambled," he said angrily.

Around Taglieri stood a dozen other Riverview customers, identification in hand, waiting to pick up their boxes. Riverview is scrambling to eliminate what it calls rampant cable theft.

The state temporarily halted the plan while attorneys for the five affected Hudson municipalities tried to stop it, but two weeks ago, the company got the green light.

And despite the near-satu-

ration coverage of the issue in local newspapers and on Riverview's own North Hudson News broadcast, there were still plenty of people like Taglieri who waited until yesterday — scrambling D-Day — to get converters.

Another was Weehawken's Mike Kides, and he was not a happy man.

"What I would like to see is another cable company come to town," he said, squinting in the sunshine outside the service office.

There was a reason why Kides was squinting: he was tired.

Kides works nights, while his wife, a soap opera fan, works days, he said.

While he sleeps afternoons, he explained, his VCR records his wife's two favorite soaps at different times on different channels.

But the procedure is too complicated with scrambling, he said.

"With scrambling, I can't do it," he said.

Subscribers are irate as scrambling starts

Continued from Page 1

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Riverview spokesman Robert Smith conceded that a small percentage of subscribers like Kides will be inconvenienced by scrambling.

But, he said, Kides can still record the different programs for his wife.

"It will inconvenience a small percentage of subscribers at the time they institute these elaborate schemes," Smith said, adding that routine single-channel recording will not be affected.

About 100 customers picked up converters yesterday, said Smith, bringing the number of viewers coming in since Saturday to more than 500.

Riverview has 37,000 subscribers throughout Weehawken, Union City, North Bergen, West New York and Hoboken.

About 2,000 have to yet to pick up the boxes.

The company's Hoboken office, at 360 First St., has been converted into a makeshift customer service center to handle the overload of subscribers coming in, said Smith.

But the procedure is too complicated with scrambling, he said.

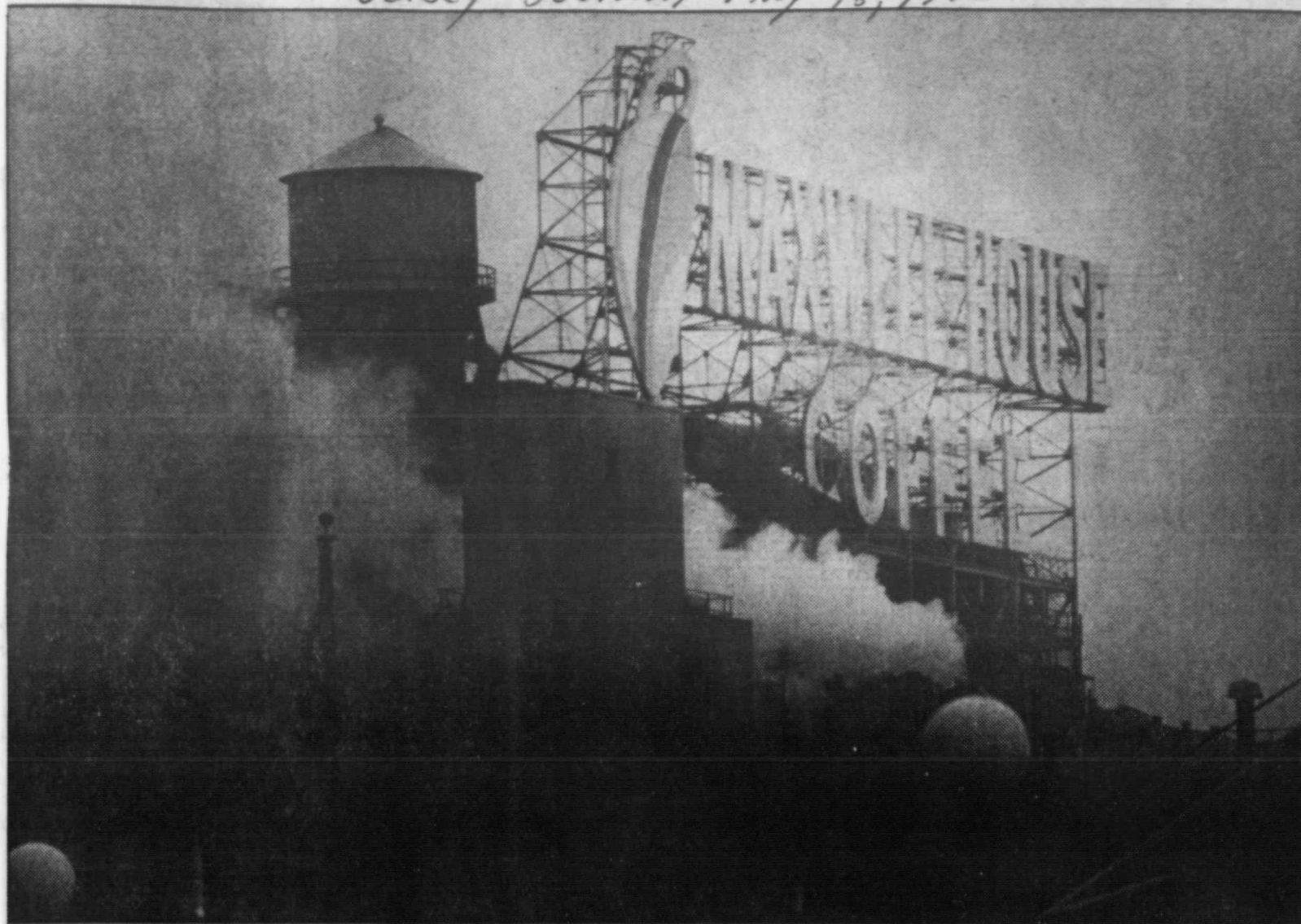
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\$7.1M coffee pot perking

Jersey Journal May 18, 1990



The future of the Maxwell House coffee plant in Hoboken and hundreds of jobs are on the line today.

To entice Maxwell House

By Jo-Ann Moriarty
Journal staff writer

Maxwell House President Ray Viault will be presented today with "Hoboken: The Right Choice," an economic package totaling about \$7.1 million in incentives which officials hope will make the Hoboken facility financially more

Editorial

Climax of a key campaign Page 26

attractive than the one in Jacksonville, Fla.

Viault, Maxwell House president and vice president of General Foods USA, is expected to arrive at the plant early this morning to meet with an entourage of city, county and state officials.

Representatives of the Port Authority of New York and New Jersey and the president

See \$7.1M LURE — Page 6

Last hurdle cleared

Foes promise to press fight on incinerator

HD 5-22-90

By EDWARD K. SHANAHAN
The Hudson Dispatch

HOBOKEN — Local officials and environmentalists vowed yesterday to continue fighting the construction of a hi-tech sludge incinerator, even though the facility has won state approval.

Representatives of both the Hoboken Union City-Weehawken Sewerage Authority and a local citizens' group said they are considering filing lawsuits to keep the gasification incinerator from being built.

"We are totally outraged that the air-quality permit has been given," said Graziella Heins, president of the Union City Residents' Association. "We feel the (state Environmental Protection Department) did not give us a chance with this, and we are being forced to take legal action."

The air-quality permit was the final obstacle in the gasifier's way. A \$32 million contract already has been awarded to build the facility.

Gasification is an innovative technology in which sewage sludge — a byproduct of wastewater treatment — is turned into gas, which is then burned.

On Friday, DEP Commissioner Judith Yaskin told area officials — including Mayor Patrick Pasculli, Assemblyman Robert Menendez, D-Union City, and tricity authority Chairman Richard Wolff — that the permit will be issued.

Wolff said he is alarmed by the

decision. He said that the DEP attached a slew of new air-monitoring requirements to the gasifier. One condition would force the authority to build a 100-foot radio tower to track emissions from the gasifier's smokestack.

"The bottom line is they want much more stringent monitoring," Wolff said. "It really makes us wonder how confident the DEP is that this thing is safe."

John Keith, the DEP's assistant commissioner of environmental management and control, said the new requirements were added to address public opposition.

"We tried to take the public comments into consideration to the extent that we could," Keith said. "The fact of the matter is we have a lot of confidence that the levels of emissions from this plant will be safe."

Wolff said the tri-municipality authority will not try to block the air-quality permit in court.

Pasculli and Menendez, who is the mayor of Union City, said they will do everything they can to keep the gasifier from being built.

The two mayors said they do not want to jeopardize \$30 million in federal funds earmarked for the project or open themselves up to fines for violating a federal consent order.

"We don't want to roll over on this," Pasculli said. "But we have to be aware of what the consequences are."

\$7.1M lure for Maxwell House

Continued from Page 1

of Stevens Institute of Technology will also meet with Viault. Viault's first meeting, however, will most likely be with Bert Quarfordt, plant manager, who has been working with the team on an economic package to make the 50-year-old Hoboken facility "the right choice."

Maxwell House supporters have found ways to save the plant \$2.4 million in operating costs in transportation fees, utility bills and production processes and offers another \$2.2 million in grants and a \$2.5 million low-cost loan from Hudson County, according to the economic package.

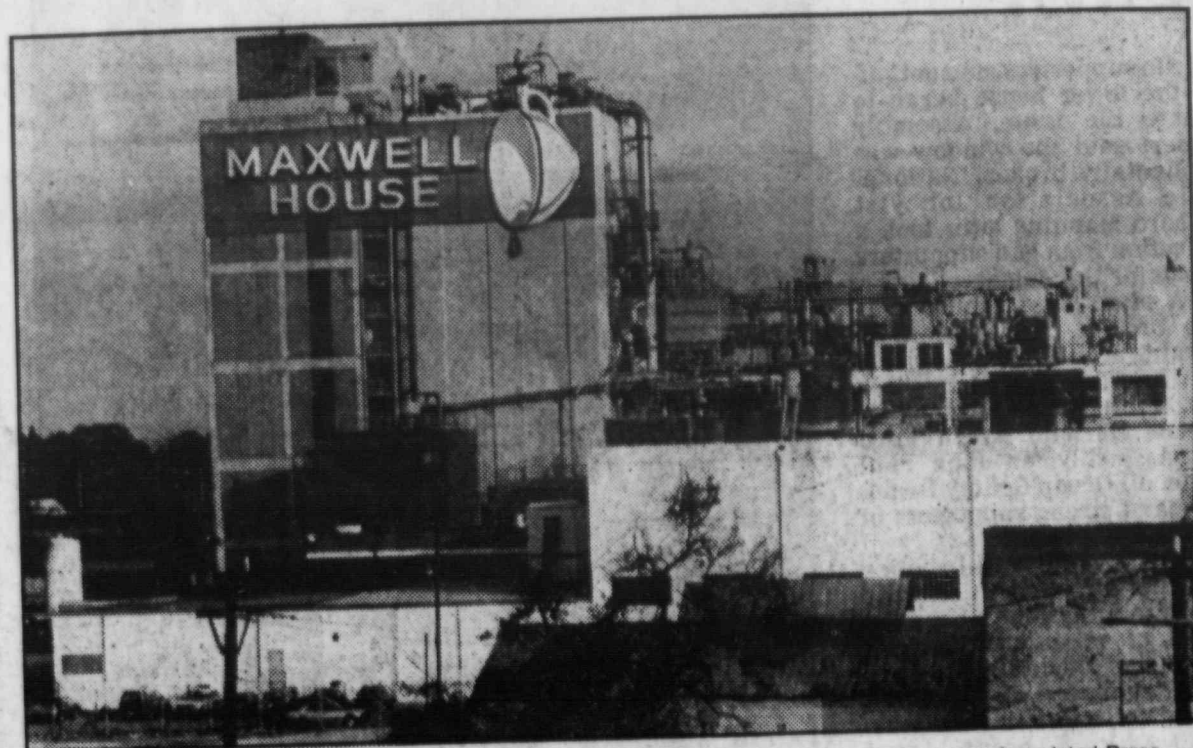
When General Foods, owned by Philip Morris Co., announced in February it would close one of its east coast coffee plants because of financial problems and a dramatic decrease in coffee consumption, both Hoboken and Jacksonville formed teams to develop economic packages.

Viault is arriving this morning in Hoboken after two days in Jacksonville, touring the plant and meeting with government officials.

The Jacksonville team offered Viault a 50-percent reduction on the tax for electricity, tax credits for hiring neighborhood workers, sales tax credits on the purchase of new machinery, transportation funds for road improvements and labor force training.

Shortly after the announcement, Mayor Patrick Pasculli assembled a Hoboken task force, which drafted a lengthy economic report for Viault's review.

Hoboken reduced Maxwell House water rates by \$1.50 per



Associated Press

Maxwell House will close either this plant in Jacksonville, Fla. or the one in Hoboken.

7,500 gallons of water, which will save the company about \$62,000 annually. The local PSE&G is offering a \$150,000 energy grant.

According to the economic package entitled "Hoboken: The Right Choice," the Port Authority is willing to absorb the capital costs to install a barge transportation from the shipping yards in Brooklyn to the coffee plant on the Hudson River at the northern end of Hoboken.

Transporting the unroasted beans by water instead of trucking them from Brooklyn carries an annual costs savings of \$1 million for the Hoboken

facility, according to the report.

Viault will be shown a demonstration of the proposed barge operation this afternoon.

The plan also discusses the Port Authority's commitment to build silos to store the coffee beans at the Hoboken site, which encompasses about 20 acres. The Jacksonville site is about four acres.

Following lunch, Harold Raveche, president of Stevens Institute of Technology, will present a plan to save the plant \$850,000 in production costs by using state-of-the-art technology.

Raveche is expected to

commit resources at Stevens to make the plant more efficient.

The economic package states that 600 Hoboken jobs and 2,500 jobs in the New York-New Jersey area would be lost if the plant is shut down.

The plant contributes more than \$520 million in direct sales regionally and \$175 million in indirect sales to the bistate area.

The package includes a \$1.5 million grant to run the barge operation, a \$100,000 sewer abatement, \$246,000 for employee training, \$157,000 for an energy audit and a \$75,000 grant for the plant's substation maintenance.

Freeholders hear proposal

Pasculli: Levolor rehab could bring 1,000 jobs

By DAVID REILLY
The Hudson Dispatch

An ambitious project to rehabilitate the old Levolor-Lorentzen manufacturing plant in Hoboken could eventually bring 1,000 jobs to the city, Mayor Patrick Pasculli said yesterday.

And the project's developers said their plans might include building a new 160,000-square-foot building at Levolor's Monroe Street site.

The linchpin of the project to bring manufacturing jobs to Hudson County is a budding relationship with Stevens Institute of Technology, said developer Dilawez Hoda.

The college, he said, needs nearby space to manufacture products that are developed at the school.

Pasculli said Stevens has had to rent space for this purpose and has even had to convert dormitory areas to house manufacturing operations.

The Levolor project, Pasculli said, would solve these problems and bring new blue-collar jobs to the city.

Hoda outlined the project to the county Board of Freeholders during its caucus yesterday.

The board expressed support for a proposal to loan Hoda and his partner, Gerard Sidel, \$3.5 million for the project.

The low-interest, short-term loan would allow the developers' company, Colpro Inc. of White Plains, N.Y., to begin the project.

The money, to come from Community Block Development Grant funds, will serve as a temporary bridge until the project's

permanent financing is in place, county Planning Director Kenneth Blane said.

"Without this, it would have been impossible for us to put the deal together," Hoda said.

The freeholders will vote on the loan at their meeting tomorrow.

In addition to building new space, Colpro plans to renovate the Levolor buildings and bring new manufacturing companies to Hoboken.

Colpro expects that the new companies will create 200 manufacturing jobs in the county within two years.

About 60 percent of these jobs are guaranteed to go to low- and middle-income county residents. Hoda said the final figure would probably be closer to 100 percent.

Pasculli said the project also would fill a void left in Hoboken



PATRICK PASCULLI
Says project would fill void

when Levolor shut its doors more than a year ago.

"The tax base of our city is moving toward a residential base," Pasculli told the freeholders. "It is not in the interest of our community to have a singular tax base."

At its peak, Levolor employed about 1,200 workers. The wind-down manufacturer moved its Hoboken and North Bergen operations to a new facility in Rockaway Township, Morris County, in the fall of 1988.

Task force may help P.A. image

Continued from Page 1

The P.A. is the city's partner in building a half-billion-dollar waterfront development at the southern end of Hoboken. But the bistate agency suffers poor public relations in Hoboken.

Pasculli said the authority's involvement in helping to save local industrial jobs is one way to improve its image with Hobokenites.

The authority has promised to assume the capital costs to install a barge operation from the Brooklyn shipping yards to the Hoboken plant. Transporting the unroasted beans via the Hudson River instead of trucking them carries an annual savings of \$1 million to the Hoboken coffee plant.

Pasculli and Quarfordt then called upon the help of Stevens Institute of Technology

which wants to build a one-million-square-foot technology campus in Hoboken.

Dr. Harold Raveche envisions the "technology pavilion" as a magnet for technology-oriented jobs, entrepreneurs, and industrial research and development activity.

"We wanted to call his bluff and have one done here, live on stage," said Hoboken Business Administrator Edwin Chius.

"Raveche will be able to demonstrate his technology concept of the school working with an industry right here."

The college president said that his \$850,000 proposal to the coffee plant includes savings for running a more efficient operation as well as upgrading the skills of the workforce.

"We are innovators in making technology work in the mar-

ketplace," he said.

New Jersey officials were joined by New York government officials in drafting the incentive package given to General Foods. The plant closing would mean 600 local jobs but another 2,500 regional jobs in New York and New Jersey would be eliminated.

"I have never seen this kind of organization mounted ever before," said Hudson County Executive Robert Janiszewski upon leaving the Maxwell House plant on Friday after committing \$2.5 million in low-cost loans to help the 50-year-old plant fight closing.

"Every player on the landscape was seated around that table, from the public and private sectors, to give a full frontal assault in the most positive sense," Janiszewski said.

Pasculli contacted the P.A. to see what that powerful agency could do on behalf of the coffee plant that employs 600 people, half of whom live in Hoboken.

Dennis Marco, deputy commissioner of commerce for New Jersey, said he considered the work of the task force pro-

vides "a signal of what will happen in the future."

"Companies are getting smarter and they are looking critically at the quality of the workforce, the access to markets, and the European markets," said Marco.

"We have the largest port in the world. This task force can serve as a pilot to help expand business or relocate them to this area."

After General Foods USA announced in February that it will be close one of its East Coast plants — either the one in Hoboken or Jacksonville, Fla. — Bert Quarfordt, Hoboken plant manager, met with Mayor Patrick Pasculli and members of his staff. Help signals went out to the governor's office and county officials. U.S. Rep. Frank Guarini volunteered his assistance.

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Suspense good to last drop on Maxwell House closing



Bert Quarfordt, manager of Maxwell House Coffee's Hoboken plant holds an impromptu press conference for reporters yesterday as the image of the plant is reflected in the window behind him.

No grounds for a guess at decision

By Jo-Ann Moriarty
Journal staff writer

Maxwell House President Ray Viault showed no reaction yesterday when he was presented a \$7.1 million financial package assembled by a New Jersey-New York team as an incentive to keep the Hoboken coffee plant operating.

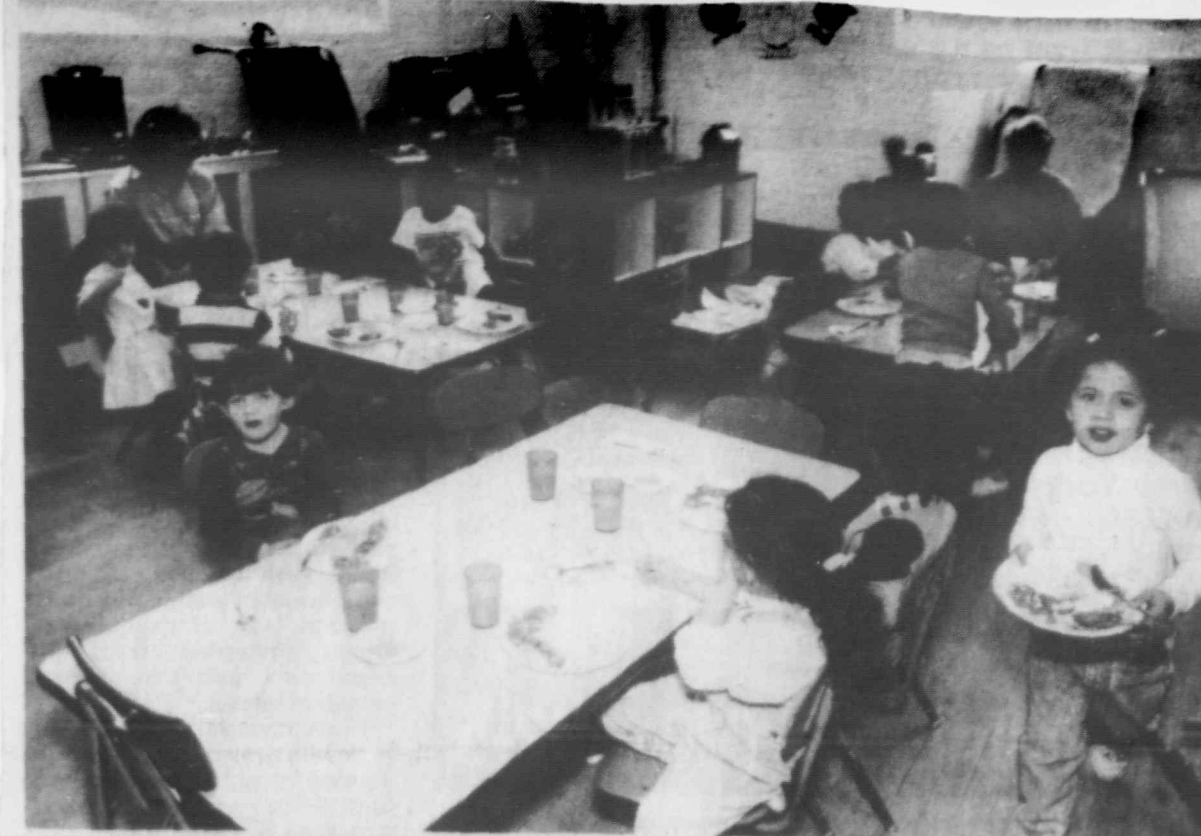
After a day of meetings, the vice president of General Foods, which owns Maxwell House, read from a prepared statement about the dilemma of having to choose between closing the plant in Hoboken or the one in Jacksonville, Fla.

It was the same statement he read in Jacksonville following a two-day tour there earlier this week.

"After I visit Hoboken, we will process and analyze and compare information from both plants. And, I will make the final choice. It will be based upon objective information about the capability of each plant to meet our current and future needs and to produce the highest quality coffee at the lowest costs," read Viault.

Hoboken Plant Manager

See MAXWELL HOUSE — Page 4



It's lunchtime, so children eat up yesterday at the Nuestros Ninos day care center in the David E. Rue School in Hoboken. An inspection of the school's electrical system scheduled yesterday was postponed until next week.

Inspection put off

Day care center gets one week's reprieve

By EDWARD K. SHANAHAN
The Hudson Dispatch

HOBOKEN — Officials yesterday postponed an inspection of the David E. Rue School's electrical system, leaving the future of the Nuestros Ninos day care center, which is housed there, up in the air.

Whether the government-subsidized center will have to move out of the mostly vacant Rue School will not be known until the inspection takes place — probably some time next week.

Nuestros Ninos representatives and parents who packed Tuesday's Board of Education meeting appeared heartened by the reprieve.

"They didn't come today, so I guess we're OK for now," said Nuestros Ninos Director Nilda Lorence. Carole McLaughlin, director of community services for the city's Community Development Agency, said the board told her the city Building Department did not have the manpower to inspect Rue yesterday.

"At least we're safe until we get that done," McLaughlin said. "I'll be sitting down with Nilda and members of the board after the inspection is complete to figure out what we're going to do."

The inspection was authorized by the board after an engineer's analysis of the building pointed out a possibly dangerous electrical panel in the basement.

The engineer's report was part of an initial review of Rue School, located at Garden and Third streets. The review will determine what preparations need to be undertaken to prepare the building for the likely relocation of students from the overcrowded Salvatore Calabro School.

Earlier this month, the board approved the

Calabro move and also voted to evict Nuestros Ninos by June 30.

The day care center has been housed at Rue for nearly five years.

The Calabro move is designed to allow what is generally considered the city's best elementary school to expand beyond its 350-student enrollment.

The move to terminate Nuestros Ninos' lease came as a shock to McLaughlin, Lorence and the parents of the roughly 66 youngsters enrolled in the program.

McLaughlin has been trying for years to find a permanent home for Nuestros Ninos and two other day care programs operating in Board of Education buildings.

Her frustration about the possibility of Nuestros Ninos being bounced from Rue spurred her to make a \$500,000 offer — authorized by CDA Director Peggy Thomas — to buy the building from the board.

McLaughlin said the CDA has been approved for a low-interest, long-term \$673,000 loan from the state Casino Reinvestment Development Authority to build or buy a day care facility in the city. All that is needed is a site.

"I'm hoping they take our offer," McLaughlin said. "I don't know if it's realistic for them, but it's a sincere offer."

Board President James J. Farina said McLaughlin's offer will be seriously considered, although it may not be feasible.

"We're still paying off the bonds we put out to renovate Rue," Farina said. "I think if we sold the building, it might have to be done at auction. But we're still going to look at their offer. It's the best one we've had."

Maxwell House boss visits Hoboken plant

Continued from Page 1

Bert Quarfordt would not speculate about the survival prospects of the Hoboken plant or the impact of the \$7.1 million incentive plan.

City Councilman Richard England, who has a management job at the Hoboken facility, said he would not want to play poker with Viault.

"They presented a magnificent package. But I wouldn't want to play poker with him. Money was going across the table, he didn't crack a move," England said.

While the executive from General Foods, which is owned by the Philip Morris Co., refused to divulge how he would rate Hoboken in the fierce competition with Jacksonville, others leaving the private meetings yesterday were confident the Hoboken plant will survive.

"We had a very effective, straight-talk meeting in which a total package was put on the table that would make the Hoboken operation economically feasible and the advantages of the Hoboken plant should con-

siderably outweigh the low operation costs they have in Jacksonville," said U.S. Rep. Frank Guarini, D-14.

"If I were to predict, I would say that that sign outside the Hoboken plant — 'Hoboken and Maxwell House perfect together' — will prevail. I'm bullish and optimistic," Guarini said.

An entourage of government officials, Stephen Berger, director of the Port Authority of New York and New Jersey, and other P.A. executives; and Harold Raveche, the president of Stevens Institute of Technology, met with Viault throughout the day.

After his meeting with Viault, Hoboken Mayor Patrick Pasculli seemed happy.

"I remain optimistic. We have put forward in every aspect our best effort," Pasculli said.

"I told him that the future of Hoboken is in our waterfront and that Maxwell House is a very important part of that future and shows a diversity of uses — a residential commercial and industrial use of our

waterfront," Pasculli said.

Although he said he had a "good day," Quarfordt said Hoboken was still fighting an uphill battle. He said that Jacksonville had lower costs in labor and supplies.

Wages run about \$3 an hour cheaper in Jacksonville. However, members of Local 56 of United Commercial Food Workers and of Local 1478 of the International Longshoremen's Association opened up their contracts for labor concessions.

Those concessions became part of the financial package but Quarfordt could not say what the labor givebacks total in dollars.

He said the incentive package developed by the team of government officials, the Port Authority and Stevens Institute, as well as the labor concessions and other actions "helped bridge a gap between us and Jacksonville."

The Hoboken Maxwell House team has offered ways to save the plant \$2.4 million in operating costs such as in transportation, utility bills and

production processes and offers another \$2.2 million in grants and a \$2.5 million low-cost loan from Hudson County, according to the economic package.

The Jacksonville team offered Viault about a \$4.5 million package, including a 50-percent reduction on the tax for electricity, tax credits for hiring neighborhood workers, sales tax credits on the purchase of new machinery, transportation funds for road improvements and labor force training.

According to the economic package entitled "Hoboken: The Right Choice," the Port Authority is willing to absorb the capital costs to install a barge transportation system from the shipping yards in Brooklyn to the coffee plant located on the Hudson River at the northern end of Hoboken.

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The plan also discussed the Port Authority's commitment to build silos to store the coffee beans at the Hoboken site, which encompasses about 20 acres. The Jacksonville site is about four acres.

Raveche presented a plan to save the plant \$850,000 in production costs by using state-of-the-art technology. The package also includes upgrading skills of workers and counseling them to be more in tune with corporate goals.

Rivera resigns from school board

By Jo-Ann Moriarty
Journal staff writer

Hoboken School Trustee Felix Rivera, swept into office three years ago on a reform ticket, has resigned from the school board, citing the need to work more to pay college expenses.

"I'd like you to know that I regret having to do this; but for personal reasons I have no other choice," Rivera wrote.

"One reason is that I will be putting my daughter through Columbia College at a cost of about \$17,000 per year. This expense and the high cost of living in Hoboken necessitates

that I work extra hours to be able to make the payments," he wrote.

"I assure you that there was never any organized political agenda behind my performance on the board. My performance was that of an individual member. I know that this has always been difficult for you and the former president (Mario Mercado) to understand and accept," Rivera wrote to Board President James Farina.

Farina said that he considered Rivera's reference to him a "pop shot."

"But I am glad that he is not moving out of Hoboken," the

president of the Board of Education said.

Rivera was elected to the board in March, 1988 with running mates Gerard Costa and Vivian Flora-Distaso, who have both subsequently resigned and moved out of Hoboken.

The three formed the ticket of the Coalition for Better Schools and Lower Taxes, which was supported by the Committee for a Quality Education.

They attempted to reduce school spending because they believed that the budget was bloated from years of giving

See RIVERA — Page 4

Rivera resigns from Hoboken ed board

Continued from Page 1

away patronage jobs. Soon after their election, they joined forces with then-Chairman Joseph Rafter, who did not seek re-election last year, to reduce school spending by nearly \$3 million.

But their efforts were futile because their school board colleagues appealed the budget cuts to the state, which subsequently restored the money.

Flora-Distaso moved out of the city during her first year on the board and Costa decided in January to relocate his family.

With Rafter deciding not to seek re-election, Rivera was left virtually alone to fight for reduced school spending.

At times he was booed by

teachers who attended board meetings because of his position on budgets.

Ironically, he warned the teachers this year that the \$5 million contract they recently signed with the Board of Education was going to cost teaching jobs because the board did not have the money to fund it.

Rivera said he did not believe that the teachers had a true grasp of the lack of money in the school district.

A consultant hired to examine school spending discovered that the budget is short yet another \$1 million needed to fund collective bargaining.

However, shortly after the May 12 school board elections, when a new slate of trustees endorsed by Mayor Patrick Pasculli was elected, the school board notified nearly 100 teachers their jobs could be eliminated because of budget shortfalls.

Acid test today

Care center's future dangles

By EDWARD K. SHANAHAN
The Hudson Dispatch

HOBOKEN — A city inspection of the David E. Rue School scheduled for today could decide whether the Nuestros Ninos day care center will be evicted from the mostly vacant building as of June 30.

The Board of Education called for the inspection last night after receiving an engineer's report calling attention to a possibly dangerous electrical condition in the building.

After examining a damaged electrical panel in the school basement, Eugene H. Schwartz informed the board that immediate action should be taken to fix the equipment.

"The panel appears to be near failure," Schwartz wrote to the board. "A failure of the panel implies that a short circuit and subsequently, a fire due to the heat generated by a short circuit, could result in the loss of life and property."

Administrators and parents of the 66 pre-schoolers who attend Nuestros Ninos had turned out in force for last night's meeting to urge the board not to evict the state and federally subsidized day care center.

Two weeks ago, the board approved relocation of pupils of the

overcrowded Salvatore Calabro School into Rue for the 1990-91 school year.

At the same time, the board voted to evict Nuestros Ninos, which has called the building at Garden and Third Streets home for nearly five years.

"We are asking you to let us remain in the building," said Carol McLaughlin of the city's Community Development Agency. "What we want to know is where we stand."

Board President James J. Farina recommended that Nuestros Ninos' monthly lease for the two classrooms, kitchen and small office be extended beyond June 30, but only after city inspectors determine that the building is safe.

Nuestros Ninos Director Nilda Lorence said she was not satisfied by the board's action.

"We still don't know what's going to happen," Lorence said. "Hopefully, the board is going to do what is right."

But McLaughlin, Lorence and many of the parents in attendance last night said that space is not adequate.

Also last night, board Trustee Felix Rivera — citing personal reasons — resigned. A replacement will be appointed to fill out the remainder of his term.

Vincent Pagnotta; Hoboken health aide

Josh E. Taylor
Journal staff writer

Vincent A. (Jimmy) Pagnotta, 32, former Hoboken health commissioner, died yesterday at Jersey Shore Medical Center, Neptune. Born in Hoboken he moved to Neptune 10 years ago.

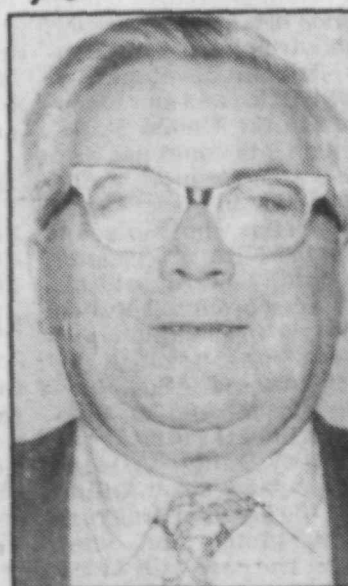
Pagnotta worked for Cooper Hewitt Co. and General Electric Co., before assuming the commissioner's post. Later, he became administrative assistant to the Hudson County Prosecutor from 1957 until 1980, serving under four prosecutors.

He was also a member of the Hudson County Detective Association.

"He was very active in community and church affairs all of his life," said his friend, Councilman Steve Cappiello.

Pagnotta was past grand knight, and district deputy of the Knights of Columbus, Hoboken Council 159.

Surviving are his wife Marie; his son, Father James; two daughters, Janice Orlando and



Vincent Pagnotta

Nancy Moschello; two sisters, Constance Verdon and Eva Cook; a brother, Alphonse; and six grandchildren.

Mass will be said at 10:30 a.m. Saturday, at St. Joseph's Church, Jersey City. Arrangements are by Lawton-Turso Funeral Home, Hoboken.

'Reform' trustee quits ed board Rivera's resignation makes movement a memory

By EDWARD K. SHANAHAN
The Hudson Dispatch

HOBOKEN — When Felix Rivera abruptly resigned from the Board of Education, he took the last vestiges of the panel's self-styled reform movement with him.

The reformers controlled the board after Rivera's election in 1988, pledging to improve a school system they said was riddled with patronage, inefficiency and ineffectiveness.

But they left the board one by one, and their coalition shrank from a majority to a minority and, finally, to a memory.

"We only had a majority for about one night," said Joseph Rafter, a former board president and a driving force in the reform movement. "We wanted to turn the system upside down, but we couldn't get the people to back us up in the long run. It takes a great toll on people who want to make changes."

Rivera cited personal reasons — including a lack of time and the high cost of putting his

daughter through college — for his resignation Tuesday.

But there were also traces of bitterness and frustration in the resignation letter Rivera addressed to one of his frequent foes, board President James J. Farina.

"I assure you that there was never any organized political agenda behind my performance on the board," Rivera wrote in the letter. "I know that this has always been difficult for you and (former President Mario Mercado) to understand and accept."

Rafter said he could understand how Rivera felt.

"I can certainly appreciate his frustrations," Rafter said. "When you're the only one, it's a long, lonely struggle."

Farina said he had his differences with Rivera, but respected his former colleague. Rivera, who was not available for comment yesterday, was often at loggerheads with his fellow board members, especially on budgetary matters.

Since his running mate Gerard Costa's

resignation from the board in January, Rivera frequently has been the lone dissenter on the panel, which is comprised mainly of Mayor Patrick Pasculli's allies.

Rivera was a staunch critic of both the 1990-91 school budget, which was voted down by city residents, and the recently negotiated teachers' contract.

Although the remaining board members — with the exception of the independent-minded Otto Hottendorf — and the teachers union have said the contract is equitable, it may have fueled a potential budget shortfall that could force the administration to lay off as many as 50 employees.

The board now has 45 days to appoint a replacement to complete Rivera's term, which runs until next April.

Farina said yesterday he is unsure who will fill the slot.

"It was kind of surprised by his resignation, and I really don't know what we're going to do," Farina said. "I'm sure we'll have a lot of qualified candidates for the position."

Day care unit bids for Rue

J.J. 5/23/90
Nuestros Ninos ready to purchase the school

By Jo-Ann Moriarty
Journal staff writer

A Hoboken day care center offered \$500,000 to buy the now-closed David E. Rue School from the Board of Education last night in an unexpected attempt to stave off eviction.

Carol McLaughlin of the Office of Community Development pitched the proposal on behalf of Nuestros Ninos, a private, non-profit daycare that rents a portion of the Rue School, which the school board closed three years ago because of budget shortfalls and declining enrollment.

Board President James Farina said that he would seriously consider the bid.

"It solves our problems and it solves the day care center's. I am going to push for it," said Farina.

"The problem we have is with our economy. We have an offer for a half-million on the table and I am going to seriously consider this offer," Farina said.

The board is expected to consider the offer to buy the building before its next meeting.

But several members noted that the building still carries a heavy mortgage.

Since the Board of Education closed the school three years ago, the only tenant has been Nuestros Ninos, which co-existed with the elementary school for two years.

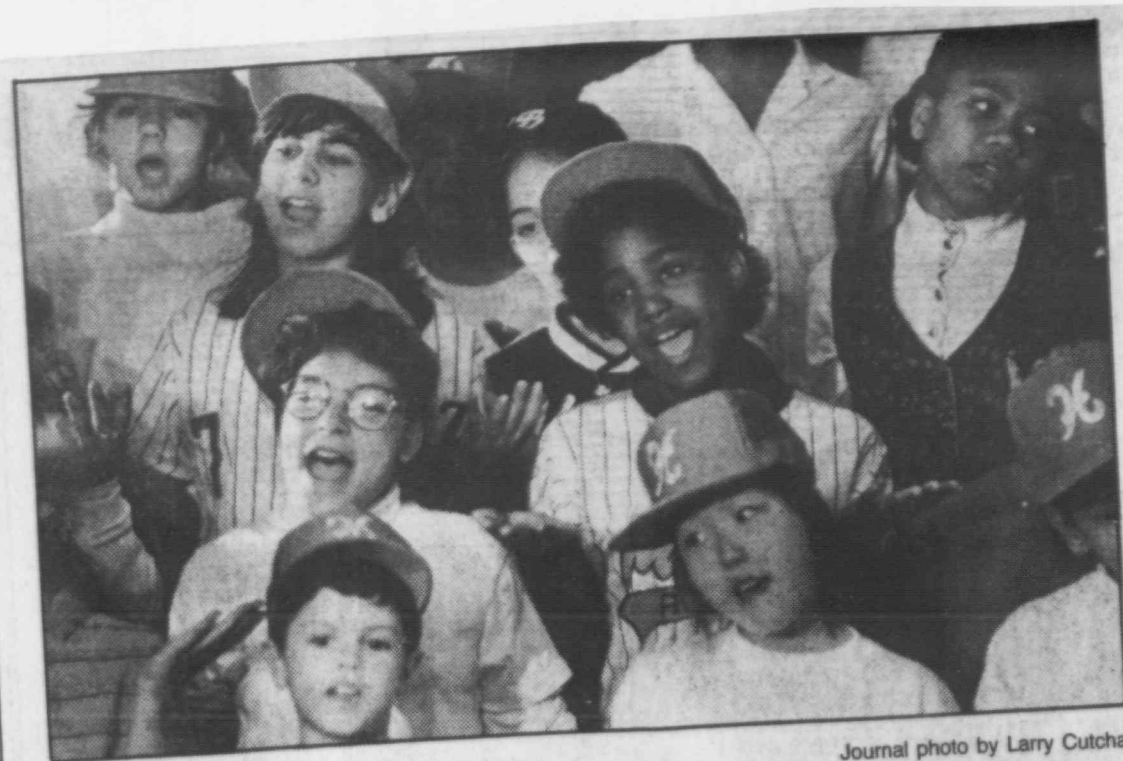
It has a month-to-month lease with the school board.

The dramatic proposal to buy the school was sparked by reports that the Salvatore Calabro School wants to relocate into the Rue School.

Consequently, the Board of Education voted to evict the day care center.

Nuestros Ninos parents and their children filled the school board meeting room last night and appealed to school

See NUESTROS NINOS Page 4



Journal photo by Larry Cutshall

The All-City Hoboken Chorale sings "Take Me Out to the Ballgame" at yesterday's ceremony at 5 Marineview Plaza in support of the city's title as the "Birthplace of Baseball."

Mighty Pasculli comes to bat

J.J. 5/24/90
By Jo-Ann Moriarty
Journal staff writer

"It's pure fiction—Hollywood hyperbole. An outrageous myth that has been perpetuated on the American people—and the world," Hoboken Mayor Patrick Pasculli declared yesterday.

He was not talking about Hudson County politics. No, the issue Pasculli was espousing is above all that.

"Now, for eternity, Hoboken is setting the record straight. The first baseball game, as historians maintain, was played at Elysian Fields in Hoboken June 19, 1846," the mayor proclaimed.

The mayor as well as other baseball enthusiasts and published articles and refer-

ences from the Baseball Encyclopedia contend that Hoboken, unlike Cooperstown, N.Y., has the rules, the diamond and a boxscore to prove that baseball was first played in the Mile Square City.

To make it really official, the city yesterday unveiled the "Baseball Day Poster," created by local graphic artist Michael Vernaglia.

The brightly colored logo depicts two crossed baseball bats with Hoboken—with a baseball for one of the O's—spelled above in a semi-circle.

While Hobokenites have always considered their city the home of Frank Sinatra and baseball, they have never had the need to

See HOBOKEN TO CELEBRATE — Page 4

Hoboken to celebrate Baseball Day June 19

Continued from Page 1

create a Baseball Day—planned for June 19—formally to honor America's national pastime.

It was not until recently when the Empire State approved new license plates declaring New York as the "Birthplace of Baseball" did Hoboken feel compelled to step up its claim to the sport's birthright.

Much like bringing in an umpire, Hoboken officials circulated to the press articles written by historians documenting that baseball—the official game with rules—was played at Elysian Field in a four-inning game between the New York Baseball Club and the Knickerbockers June 19, 1846.

The press conference was well attended. In addition to local officials, Secretary of State Joan Haberlie represented Gov. Jim Florio, who is planning to attend the June 19 celebration.

While The New Yorker magazine credits General Abner Doubleday with firing the first shot of the Civil War over baseball, the magazine supports Hoboken's findings that the game was born here.

Pasculli quoted Arthur Daley, the late Pulitzer Prize-winning sports columnist of The New York Times, as saying that the Abner Doubleday story was one of "baseball's more polite fictions."

"Mr. Daley contended that Alexander Joy Cartwright Jr. created the game in Hoboken by giving definition to what had been a formless British import of rounders," Pasculli relayed.

Daley likened the Doubleday folklore to that of the Santa Claus legend which no one in the baseball industry felt the need to disclaim but rather "let it ride along."

"We are not here to slay Santa Claus," Pasculli said. "There will always be a place for Abner Doubleday and Santa Claus in our hearts, but history must establish the truth rather than legend."

Stephen Speiser, president of the American Baseball Heritage, said it was Cartwright who established the baseball diamond with bases 90 feet apart, nine men on a team and uniform rules of play.

"Overnight, Cartwright transformed what had been a child's game into an organized sport requiring umpires, team organization, and in sum, it is a testament to Cartwright's conception of the game that baseball has remained virtually unchanged to this day," Speiser said.

The morning press conference was held inside 5 Marineview Plaza, a building owned by the mother of state Assemblyman Bernard Kenny, D-Hoboken.

A mural in the main lobby there depicts Hoboken personalities such as composer Stephen Collins Foster and Sinatra. But the focal point is a baseball player, who Kenny agreed "does look like a Yankee."

Rue School is not ready for Calabro School move

Continued from Page 1

staying another year," she said.

"I am concerned about the asbestos and the lead in the paint," she added.

The Board of Education recently approved a request initiated by parents, teachers and Del Boccio to move Calabro School, at Park Avenue and Fifth Street, to Rue School, at Third and Garden streets.

To reduce school spending, the Board of Education three years ago voted to close Rue, which had had nearly \$5 million in renovations a year be-

fore its closing. Since that time, the school has generated little revenue for the city. A portion of its first floor is rented to a day care center.

Calabro is designated as an academic magnet school by the Hoboken School District. Despite that designation, however, the school lacks a library, a gymnasium, a stage, a room for art or music or space for the gifted and talented program.

Del Boccio said that when the facility was built 15 years ago, it was intended for early grades and designed for 300

students. Now, 350 students are squeezed into the building, he said.

Last fall, the school site management team—a committee of teachers, parents, the principal and an administrator—discussed the idea of moving Calabro into Rue to gain more space and open up enrollment.

Parents on the school site management team had expected that the lottery system, by which admittance to Calabro was granted to a select few, would end because the Rue School building is large

enough to accommodate students in open enrollment.

But apparently the school's Parent-Teacher-Student Organization is against open enrollment and wants to continue the lottery.

However, Basilico said that the controversy over the lottery system is not behind the sudden decision to delay the move.

"We are truly concerned about the physical aspects. Lottery or no lottery, that is another issue that will come in time. It is really the physical plant that is important to us," she said.

The school site management team, made up of teachers and parents, will meet next week to discuss options to resolve space shortage problems, Del Boccio said.

Nuestros Ninos would get low-interest loan

Continued from Page 1

trustees to reconsider their action.

The parents explained that they can work because the day-care center is affordable and a place where they feel safe leaving their children.

To help resolve the problem of facing constant eviction notices, McLaughlin said that she was directed by CDA Director Peggy Thomas to offer to buy the school with a 30-year low-interest loan that has been earmarked for Hoboken.

An umbrella corporation would be established to administer the loan and oversee the operation of Nuestros Ninos, she said.

Similarly, McLaughlin said, CDA would move the Mile-Square Daycare, now in the Brandt School, and the Headstart Program, now in Kealey School, into Rue School.

The CDA spends about \$50,000 annually on rents for those agencies, she said.

But Calabro School Principal Richard Del Boccio recently reported that the school wants to delay moving by at least a year since the Rue School needs extensive repairs.

Moreover, the school board

informed Nuestros Ninos parents last night that an electrical engineer has determined that an electrical panel in the basement of Rue should be relocated as soon as possible. The work should cost about \$22,000.

"A failure of the panel implies that a short circuit and subsequently a fire due to the heat generated by a short circuit could result in the loss of life and property," wrote Eugene H. Schwartz, an electrical engineer with Electrical Panel and Associated Feeders.

When the day care center moved into the Rue school five years ago, McLaughlin said, engineers inspected the building and none of them said it was dangerous.

An electrician inspected the building yesterday and found that the basement panel posed no threat to the day care center because it used so little electricity, she said.

The school board delayed rescinding its eviction vote until the city's building inspectors review the Rue School today.

The school board and Nuestros Ninos will form a committee to find a permanent site for the day care center, said Farina.

Politics rears its head in city teachers' union

J.J. 5/29/90
By Jo-Ann Moriarty
Journal staff writer

The survivors of 'GERM WARFARE' will be sworn into office this week when a new slate of Hoboken Teachers Association officers comes to power.

Although they have been running the HTA for nearly a year, Kenneth Johnston and Louise Boscia will officially begin their terms as president and vice president respectively on Friday.

They succeed what they describe as the "take it or else attitude" of the leadership of outgoing HTA President Vincent "Jim" Germinario.

During the recent HTA elections, in which Johnston

received 233 votes to Germinario's 21, the Johnston-Boscia ticket circulated a two-page flyer entitled 'GERM WARFARE' which detailed what they say were improprieties of Germinario's tenure.

The HTA has itself become politically active only recently. It endorsed the candidacy of Mayor Patrick Pasculli, who is a Hoboken public school teacher on a leave of absence. Last month it endorsed Pasculli's picks for school board.

Its own in-house elections show that any contest in Hoboken is played with hardball rules.

"In an attempt now to stoop to Mr. Germinario's level, we

See TEACHERS — Page 3

In Hoboken

Stevens graduates 700 at outdoor ceremony

By KEVIN COYLE

The Hudson Dispatch

HOBOKEN — About 700 students left the halls of Stevens Institute of Technology for the last time yesterday.

The graduates assembled beneath a huge blue and white tent on the school's athletic field at 5 p.m. Stevens President Harold Raveche gave the commencement address while the students eagerly waited to receive their diplomas.

More than half of the students

have experienced all the fanfare before. They received their bachelor's degrees at other schools before coming to Stevens for master's degrees and doctorates.

Stevens spokesman Bob Nelson said there were two heads of the class this year. Michael Flanagan of Middletown and Michael Tamkutusis of North Arlington, both electrical engineering majors, were named "first in class."

"They both got a 4.0 (grade point average)," Nelson said.

"Their college careers are closely parallel."

Flanagan will go to the California Institute of Technology in Pasadena for his master's degree. He will help scientists use huge radio dishes to search outer space for signs of intelligent life.

Tamkutusis and two other students designed a "video frame grabber" for their senior project. The machine translates frames of black-and-white film into a coded message that a computer can understand and reproduce.



HAROLD RAVECHE
Gives keynote address

Teachers play rough in Hoboken

Continued from Page 1

did not lend credence to his rantings over the past 11 months. We chose, however, to lead the organization with the membership as our primary concern," the Johnston-Boscia flier reads.

"Consequently, we have allowed the lunatic fringe to make statements, print articles and attempt to disrupt negotiations, knowing full well that only a small, blind, uninformed group of followers would listen," it reads.

Germinario fell from grace last June 29 when he called another meeting to ratify a three-year contract shortly after the HTA membership had rejected the proposed labor pact and broke for summer recess.

Germinario, a history teacher for 25 years, insists that the June 29 meeting fol-

lowed Roberts Rules of Order and the HTA's constitution — "that is why they never impeached me."

He was subsequently stripped of power and a committee was set up to run the association and negotiate yet another labor contract which was approved last month by the HTA and Board of Education.

Although the outgoing president had dodged the press, he recently consented to an interview.

"I walk with my head held high," he said in response to the 'GERM WARFARE' letter. "I am not a political parasite." Johnston and Boscia, the principal negotiators, got about the same money Germinario had negotiated — more than a 30 percent increase over the life of the contract which carries a \$5 million price tag — but returned much of the pro-

posed contract's language to the former contract.

A significant difference between the two contracts was that the Germinario pact would have required teachers to spend 30 minutes more each day in the classroom by holding office hours or tutoring. The Johnston-Boscia contract requires teachers to give 15 minutes more each day.

Germinario supporter Amada Ortega, who teaches bilingual education, said teachers should spend more time in the classrooms.

The Board of Education now says it is \$1.5 million short because of the collective bargaining and has notified about 100 teachers that their jobs may be eliminated because of budget shortfalls.

Ironically, Johnston, a history teacher with 22 years experience, was given a layoff notice.

Since losing his powers, Germinario has kept a low profile. He did not attend HTA meetings. He did not respond to reporters.

But days before the HTA elections, Germinario circulated a letter questioning the integrity of Johnston-Boscia group.

Germinario's supporters attempted a comeback and nominated him for president from the floor.

Germinario was not at the May 15 vote meeting.

That is when Johnston-Boscia wrote the 'GERM WARFARE' narrative which accuses Germinario of carrying a vendetta and claims that the HTA is united except for "Mr. Germinario's mindless followers."

"It was the work of someone really deranged and who really hates me. This is not a question of my superiority," Germinario said. "I am just average. But they are so dumb."

A central office clerk, recently leaving the Hoboken High School after voting, was asked about the flier.

"It's typical Hoboken," she said, adding "everyone loves a tough fight. Even in these elections."

Rue isn't ready for Calabro

J.J. 5/22/90
School's move unlikely for still another year

By Jo-Ann Moriarty
Journal staff writer

The David E. Rue School isn't ready, says Salvatore Calabro School Principal Richard Del Boccio, and conditions at Rue may hold up Calabro's proposed move to the facility.

Although moving Calabro School into Rue School was lobbied for by parents and teachers, Del Boccio said yesterday the move will be delayed by at least a year.

After touring Rue School, which was closed three years ago because of declining enrollment and budget shortfalls, Del Boccio said he discovered that the rooms need to be painted, radiators need covers, the pipes are peeling and some ceilings have water problems.

"We found wet spots in the ceiling in the auditorium," Del Boccio said. "There are electrical problems that need to be addressed. Paint is peeling on every pipe in every classroom. All the classrooms need to be repainted."

"Some laboratories need to be subdivided. The radiators have to be covered. The central office and clerical office need to be remodeled. An intercom system needs to be installed," he said.

Del Boccio speculated that the move will be delayed by at least a year.

Maria Basilico, co-president of the Parent Teacher Student Organization at Calabro, will present the principal's findings to parents at a meeting next week, she said.

However, she agreed that the move should be delayed.

"We don't feel that in September the building will be safe enough or ready for us," Basilico said. "Coming from a building that is kept so well by our custodians, it would be unfair to move the children and the staff."

"The safety precautions are far more important. I don't know what we will work out with the shortage of space at Calabro but I feel it is better

See RUE — Page 6

Anti-eviction bill released from committee in Trenton

Cowan will ask for an early floor vote in state Senate

By Joseph Albright
Journal correspondent

TRENTON — A bill to protect tenants from eviction when their buildings are converted to condominiums was released from committee yesterday and the full Senate is expected to vote on it within the next few weeks.

The Senate County and Municipal Government Committee's 3-2 vote along party lines came after emotional and contradictory testimony. Sen. Thomas F. Cowan, D-Jersey City and sponsor of the measure, said he would ask Senate President John A. Lynch, D-Middlesex, for a floor vote early next month.

Cowan, vice chairman of the committee, was joined in the voting by Chairman Sen. Carmen A. Orechio, D-Essex, and Sen. John Girgenti, D-Passaic. Negative votes were cast by Sens. Leonard Connors, R-Ocean and Joseph Bubba, R-Passaic.

An identical measure is in

an Assembly committee and is expected to be merged with the Cowan bill if the full Senate approves.

Sixteen witnesses spent 67 minutes hailing or condemning the measure, which was transferred Monday at Cowan's request from the Senate Land Use and Regional Affairs Committee to Cowan's committee.

Hudson County officials, tenant representatives and an assistant state public advocate testified in support of the Cowan bill in hopes of slowing conversions which reached 14,258 in Hudson County between 1980-88. Statewide, there were 69,954 conversions.

Representatives of real estate and developer interests challenged the accuracy of the conversion figures, but claimed the bill would kill the condo industry in New Jersey. They warned of "disastrous" impacts on the economy and banks which have made loans for condo conversions.

They were uniformly incensed over the retroactive

provisions of the bill which they said was "changing the rules" in the middle of the game.

The opponents also derided two other key sections of the Cowan bill which protects conversion tenants from eviction by allowing municipalities to enact more stringent conversion ordinances, and require all buildings registered for conversion to comply with health and safety codes.

Industry representatives also used the public hearing to attack rent-control ordinances they said inhibited construction of affordable housing.

Hudson County Executive Robert Janiszewski, speaking in support of the measure, cited Jersey City's experience from March 1987 to January 1988, when 99 condo conversions were filed which would affect 2,017 dwelling units. Forty of 97 buildings seeking conversions contained no vacant units and 81 of the 97 were

See CONDO — Page 4

—LOCAL—

DISPATCHES

Hoboken waterfront vote on July 10

HOBOKEN — The City Council last night set July 10 as the date for a special election in which city residents will decide the future of the city's \$30 million waterfront development agreement with the Port Authority of New York and New Jersey.

The council's action comes in the wake of a Appellate Division of state Superior Court ruling that a referendum on the agreement called for by opponents of the deal must go on the ballot.

While the state Supreme Court is expected to decide today whether it will hear the city's appeal of the Appellate Court ruling, city officials are anxious to have the special election held as soon as possible. The deal was signed on Dec. 31, and the city has already received a \$7 million payment from the authority.

City residents have up until 29 days before July 10 to register to vote in the special election.

—EDWARD K. SHANAHAN.

City says day care center is safe

HOBOKEN — A city inspection of the David E. Rue School has determined that a damaged electrical panel in the building's basement poses no immediate danger to the Nuestris Ninos day care center.

The inspection had been scheduled for next week, but the Board of Education Secretary, Anthony Curko, said city electrical inspector Larry Rubin cleared his schedule to take care of it as soon as possible.

Curko said the panel will have to be relocated if the Salvatore Calabro School makes the expected move into the mostly-vacant Rue, but the safety of teachers and youngsters in Nuestris Ninos is not threatened.

Carole McLaughlin, community services director for the city's Community Development Agency, said she and Nuestris Ninos administrators will sit down with school board members next week to determine the day care center's future.

—EDWARD K. SHANAHAN.

TODD

CONTINUED FROM PAGE 1

people interested in developing that area, that's fine, but we should have some involvement." Dell'Aquila challenged the auction for several reasons, including a provision that barred anyone who owed back taxes from bidding on the property. Dell'Aquila also objected to demands for a 20 percent down payment on the purchase, and a condition that allowed the city to keep a 50-foot easement on the property.

City Law Director Eugene O'Connell said the city was wrong to impose the latter two conditions, but maintained that the back taxes clause would likely be kept in the amended resolution.

Dell'Aquila owes the city more than \$500,000 in taxes on his property.

Councilmen Edwin Duroy and Richard England said the city should foreclose on Dell'Aquila's property.

With a possible budget crunch looming this year, Mayor Patrick Pasculli pushed for the sale of the former Todd site — a mostly underwater 30-acre parcel at the city's northern edge — to bring in

short-term revenue and spur long-term development.

The property — the last city-owned waterfront parcel — lies adjacent to Dell'Aquila's roughly 90 acres of waterfront holdings.

For years, Dell'Aquila has coveted the Todd site, which forms a natural cove which would serve nicely as a marina in a large mixed-use development.

And although Dell'Aquila recently filed for bankruptcy to stave off a scheduled Hudson County sheriff's sale of half his property, the shipyard site is apparently still in his plans.

Dell'Aquila is negotiating to sell his property to Toronto developer Stan Garden. One condition of the sale is that Dell'Aquila first acquire the Todd site.

Dell'Aquila's attorney, Paul R. DeFilippo, said yesterday that a deal between Garden and his client is not contingent on the acquisition of the site.

DeFilippo declined further comment on the talks. He said he would have to see the council's new resolution before commenting on whether Dell'Aquila would drop his lawsuit against



ANTHONY DELL'AQUILA
Bankrupt, but wants to buy

the auction.

"It all depends on what the resolution says," DeFilippo said. "I'm not going to say anything until I see it."

Hudson Dem primary

By DAVID REILLY
The Hudson Dispatch

Organization is what matters in next week's Democratic primary for the Hudson County Board of Freeholders.

The question is: Which organization do voters want on the board?

Running on one side of the ballot is the Hudson County Democratic Organization, made up largely of incumbent freeholders.

They have the bucks, the advantages that naturally go to officeholders running for re-election and endorsements from just about every elected Democratic official in the county.

Opposing them are the Regular Organization Democrats, a group of up-

starts who have split the party.

They have meager resources, but have put up some surprisingly strong competition in a few election districts.

Any victories at the polls for the Regular Organization candidates would mean a defeat for the party bosses.

Thrown in for good measure in the primary are three independent Democrats who chose to stay away from the confusing labels.

All the candidates profess to be loyal party supporters who want to give voters a choice for good government.

Whoever the voters choose, the winners of the primary are virtually assured of victory in the Nov. 6 general election.

With a 5-1 ratio of Democrats to Republicans, Hudson County is a black hole

for the GOP.

So although some battles are taking place among the 16 candidates who filed for the Republican primary, the attention is on the Democrats.

But telling the party's two sides apart isn't the easiest thing in the world. Besides their similar names, both tickets are running on virtually the same issues: crime, taxes and affordable housing.

"The main issue is to make sure we get our message across — that we've done a great job," said Neil Carroll, the county organization slate's campaign manager.

His ticket is running incumbents Samuel D. Kaye, William Braker, Nidia Davila-Colon, Anne H. O'Malley, Alexander Locatelli, Vincent Ascolese and Angelo Cifelli, along with newcomers

Lynette D'Elia and Robert Drasheff.

But the ROD wants to change directions, saying the incumbents haven't proven a thing during the past three years.

"The freeholders haven't done anything because they follow the directions of the mayors of each municipality," said Louis M. Manzo, an ROD candidate and the unofficial leader of the slate. "They have strong powers they're not utilizing because they're representing politicians."

Running along with Manzo are Dale Campbell, Arlene Lyles, Frank Lorenzo, John Brzozowski, Steve Capiello, Ilana Iglesias, Carlos Mejia and Maryann Witherspoon.

Manzo says his group would toe the

Condo-conversion bill advances

Continued from Page 1

more than 60 percent occupied, with only 309 units, or 15.6 percent, vacant.

Janiszewski said 1,708 units with families could be displaced and the impact county-wide would be "disastrous," and place more strain on county services.

Monthly residential rents in Jersey City averaged \$377 to \$626, Janiszewski said, but the average price for condo units was \$99,624, and required monthly payments of more than \$1,200.

Assemblyman David C. Kronick, D-North Bergen, who sponsors an identical bill pending in the Assembly, cited the emotional impact on families that would be disrupted by evictions if restrictions are not placed on condo conversions.

Assemblyman Robert Menendez, D-Union City, said the evictions were a "timebomb exploding."

Assemblyman Bernard F. Kenny Jr., D-Hoboken, disputed condo industry contentions that rent controls deterred conversions. He cited 1,600 conversions in rent-controlled Hoboken. He also cited provisions in the rent-control law he wrote that allowed rent increases of more than 50 percent.

Kenny challenged testimony that the bill would prevent condo conversions. As tenants moved, the vacated unit then could be individually condo-converted, just as the whole building would be converted in time as the last protected tenant left, Kenny testified.

Assistant Public Advocate David G. Sciarra supported the Cowan bill by testifying that condo conversion-induced evictions would only worsen the state's energy-assistance

aid, which he said totaled \$3.9 million for 3,928 families just for August 1989. The conversions placed an "enormous strain on tenants," Sciarra said.

Edward Nadasdi, a North Bergen tenant, challenged the claim of condo industry officials that tenants who intended to purchase units would be deprived of home ownership by the measure.

Nadasdi scoffed at those who would obtain ownership by evicting existing tenants. "I can't pity those," he said. "I can't pay people who merchandise in human misery."

Frank Engelberg, president of the North Bergen Tenants Organizing Committee, accused landlords of "harassment" of elderly and other tenants by turning off hot

TOTAL CONDOMINIUM AND COOPERATIVE CONVERSIONS

By Municipality												
Hudson County 1980 to 1988												
YEAR	80	81	82	83	84	85	86	87	88	TOTAL 1980-88	PERCENT	
BAYONNE					14	86	65	17	180	63	425	3.0%
E. NEWARK												
GUTTENBERG		182			17		60	30	30	319	2.2%	
HARRISON									65	65	0.5%	
HOBOKEN			104	113	77	185	330	606	197	1,612	11.3%	
JERSEY CITY	86		195	136	128	732	1,488	1,723	1,373	5,861	41.1%	
KEARNY												
NORTH BERGEN		230	25	53	45	505	129	721	371	2,079	14.6%	
SECAUCUS						198		17		215	1.5%	
UNION CITY		73			57	16	151	417	716	1,430	10.0%	
WEEHAWKEN	20						20	161	342	563	3.9%	
WEST NEW YORK		59	45	303	38		165	646	435	1,669	11.8%	
HUDSON	106	544	369	619	446	1,701	2,380	4,521	3,592	14,258	100.0%	

SOURCE: State of New Jersey, Department of Community Affairs Bureau of Construction Code Enforcement
Extracted from Listings of New & Improved Projects Registered with The Department of Community Affairs form 1980 to 1988
COMPILED BY: HUDSON COUNTY DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

water and putting cement in apartment door locks.

In a back row, some industry officials chuckled at his testimony.

Michael Pesce, representing Cirkus REA Estate, a major condo converter, denounced Cowan's bill, claiming it would lead to a "premature death" of the industry.

Further, the provision for local ordinances to restrict condo conversions would discourage bank support and there would be "no stability." The safety and health code provision requiring that the buildings meet standards is "simply just a bad law," Pesce said.

Donald M. LeGow, representing the New Jersey Council of Multi-Housing Industry, complained "clearly this bill is overkill" and "takes away the

owner's right to sell property."

Attorney Benjamin Lambert cautioned the committee to be careful of the condo conversion statistics.

The condo conversions that actually occurred, he insisted, were much lower than those that had merely registered for conversion.

Lambert, who said he has represented tenants and the condo industry, insisted elderly and disabled tenants already were protected from eviction by existing statute.

George Y. Sodowick, representing the New Jersey Realty Co., questioned the need for the health and safety code provision, noting the state Community Affairs Department was already required by law to inspect multiple dwellings once every five years.

Principal says

Hitch looms for school switch Calabro-Rue move could be delayed by a year

By EDWARD K. SHANAHAN
The Hudson Dispatch

HOBOKEN — Although the Board of Education is proceeding with plans to relocate the overcrowded Salvatore Calabro School into the mostly vacant David E. Rue School for the 1990-91 school year, the move appears to be less than a sure thing at this point.

The school shift has caused concerns for administrators of the Nuestris Ninos day care center, who have been told the program will probably have to leave Rue when the Calabro pupils are transferred.

But the proposed move — approved by the board earlier this month at the request of a Calabro parents-teachers group — may be stymied due to delays in readying Rue, according to Calabro Principal Richard Del Boccio.

"My opinion is that work won't be 100 percent completed at Rue by the end of the summer," Del Boccio said. "And I don't like

the idea of making a move in the middle of the year. I think that would be disruptive."

Del Boccio said the Rue building, which has not been an active school since the 1988-89 school year, needs electrical work, roof repairs, a paint job and asbestos removal before it can be used again.

"All the repairs have to be done, and I have to be sure that building is safe before we make the move," Del Boccio said. "We are going to stay here until all matters have been addressed."

Asked if the relocation might not take place until the 1991-92 school year, Del Boccio said, "If it's not ready by September, I'd say that's a good conclusion."

In what was labeled a cost-cutting measure, the board closed Rue in June 1988. Since then, the government-subsidized day care center has been the building's only tenant.

Schools Superintendent Walter J. Fine and board President James J. Farina said the work can be finished by September.

"We're making an effort to make the

move," Fine said. "I've got to be assured that the building is safe, but I don't think we're going to have any problem getting it done."

Farina said the move has been approved and, as far as the board is concerned, it will take place by the fall.

"We feel that everything that needs to be done there can be completed by September," Farina said. "But we're not going to put children in any kind of unsafe situation."

Fine said he believes Calabro parents and teachers may be backing away slightly from the plan they initiated.

"I have the feeling they're not as strongly for it as they were when they first met with me," Fine said. "I couldn't tell you why that is, if it is the case."

Calabro, which now has about 350 pupils, is generally considered the best elementary school in the city. The school offers non-traditional educational programs.

Calabro pupils are selected by a lottery system. Enrollment is open to children from throughout the city.

Todd Shipyard

Waterfront land sale blocked

By EDWARD K. SHANAHAN
The Hudson Dispatch

HOBOKEN — Mounting legal and financial problems did not stop lingerie mogul Anthony Dell'Aquila from temporarily blocking the city's planned sale of its last piece of waterfront property.

The former Todd Shipyard site — a mostly underwater 30-acre parcel on the city's northern edge — was scheduled to be auctioned yesterday. The City Council approved the move last month.

But Dell'Aquila filed a legal challenge against the terms of the sale, which prohibited anyone who owed the city back taxes from bidding on the property. The exclusive tyeon owes roughly \$500,000 in taxes on his 90-acre waterfront holdings.

Dell'Aquila also took exception to a condition that allowed the city to keep a 50-foot easement on the property to ensure public ac-



ANTHONY DELL'AQUILA
Owes taxes, wants to bid

cess to the land, City Law Director Eugene O'Connell said.

"On that issue he had a valid point," O'Connell said. "We're

going to redo it so potential buyers have the option to bid on the property with or without the easement."

The City Council is expected to rescind the resolution authorizing the sale at a special meeting Tuesday.

O'Connell said the resolution would then be modified and brought back to the council June 6. He said he thinks the auction will be held near the end of June.

Though neither Dell'Aquila nor his attorneys returned phone calls yesterday, his legal challenge against the auction indicates he is clinging desperately to his dream of becoming a major developer.

The Todd Shipyard site — only about one acre of which is above water — forms a natural cove and lies adjacent to Dell'Aquila's vast waterfront tract.

Councilmen Thomas Newman and Joseph Della Fave voted against selling the property, say-

ing the city would not get the best price for it in the soft real-estate market.

In suggesting that the property be sold, Mayor Patrick Pasculli said auctioning the crucial parcel might force Dell'Aquila to either develop or sell his own holdings.

Half of Dell'Aquila's property was scheduled to be auctioned off by the Hudson County Sheriff's Office on May 11, but the financially troubled businessman averted the sale at the last minute by declaring bankruptcy.

Hudson County Superior Court Judge Robert E. Tarleton was prepared to order the sale, which was to help the New York-based Mabon Nugent Money Market Instruments and Co. recoup a mortgage of more than \$20 million it holds on the property. Dell'Aquila's attorneys said the lingerie mogul is trying to sell the land to Toronto developer Stan Garden.

Freeholders race puts bosses' futures on line

By DAVID REILLY
The Hudson Dispatch

Organization is what matters in next week's Democratic primary for the Hudson County Board of Freeholders.

The question is: Which organization do voters want on the board?

Running on one side of the ballot is the Hudson County Democratic Organization, made up largely of incumbent freeholders.

They have the bucks, the advantages that naturally go to officeholders running for re-election and endorsements from just about every elected Democratic official in the county.

Opposing them are the Regular Organization Democrats, a group of up-

starts who have split the party.

They have meager resources, but have put up some surprisingly strong competition in a few election districts.

Any victories at the polls for the Regular Organization candidates would mean a defeat for the party bosses.

Thrown in for good measure in the primary are three independent Democrats who chose to stay away from the confusing labels.

All the candidates profess to be loyal party supporters who want to give voters a choice for good government.

Whoever the voters choose, the winners of the primary are virtually assured of victory in the Nov. 6 general election.

With a 5-1 ratio of Democrats to Republicans, Hudson County is a black hole

for the GOP.

So although some battles are taking place among the 16 candidates who filed for the Republican primary, the attention is on the Democrats.

But telling the party's two sides apart isn't the easiest thing in the world. Besides their similar names, both tickets are running on virtually the same issues: crime, taxes and affordable housing.

"The main issue is to make sure we get our message across — that we've done a great job," said Neil Carroll, the county organization slate's campaign manager.

His ticket is running incumbents Samuel D. Kaye, William Braker, Nidia Davila-Colon, Anne H. O'Malley, Alexander Locatelli, Vincent Ascolese and Angelo Cifelli, along with newcomers

Lynette D'Elia and Robert Drasheff.

But the ROD wants to change directions, saying the incumbents haven't proven a thing during the past three years.

"The freeholders haven't done anything because they follow the directions of the mayors of each municipality," said Louis M. Manzo, an ROD candidate and the unofficial leader of the slate. "They have strong powers they're not utilizing because they're representing politicians."

Running along with Manzo are Dale Campbell, Arlene Lyles, Frank Lorenzo, John Brzozowski, Steve Capiello, Ilana Iglesias, Carlos Mejia and Maryann Witherspoon.

Manzo says his group would toe the

budgetary line to hold taxes down by increasing revenues for the county.

Roger Jones, a spokesman for HCDO, says the incumbents would continue lobbying Trenton and Gov. James J. Florio for property tax relief in the form of new taxes on other items to keep taxes low.

Neither group is proposing cutting the county's workforce or the number of programs offered to residents.

Both groups dispute the effectiveness of the other's proposals.

"Each year they've voted for budgets that increase taxes," Manzo said.

"They're not aware of how government functions, or of what's going on in Trenton," Jones replied.

Maxwell House unions competing for survival

By Jo-Ann Moriarty
Journal staff writer 5/3/90

Maxwell House coffee workers in Jacksonville, Fla. have tried to even the odds in the competition with Hoboken to be selected as the plant to survive in the wake of dwindling coffee sales.

After the Hoboken plant and regional leaders put together a package of incentives to save the Hoboken facility, the Florida workers accepted management's offer and voted to extend their existing labor contract by three years with a 3 percent annual wage hike.

The members of Local 442 of the United Commercial Food Workers Local voted to extend their three-year con-

tract, which expires October 1991, to May, 1995 and accept a 3 percent wage increase, which represents about a 40-cent per hour wage hike. Tony Gonzales, chief union steward at Jacksonville, said yesterday.

The plant's management "said that for us to be in the ballpark, (General Foods) would need an extension because the package would be incomplete and they (General Foods) was leaning toward Hoboken," Gonzales said.

"The mood of the plant is—now we have an even shot," he added.

The vote, taken at the plant over the holiday weekend, was 154-61. The union has about 280

See MAXWELL HOUSE — Page 4

Maxwell House unions competing for survival

Continued from Page 1

members. The vote was the latest development in the ongoing contest between the Jacksonville and Hoboken plants. The two cities are trying to stave off the one-plant closing being considered by its parent company, General Foods USA.

Ray Vialut, president of Maxwell House and vice president of General Foods USA, toured both the Jacksonville and Hoboken facilities two weeks ago.

General Foods will announce by June 28 which plant it will close, he said.

The Jacksonville workers also agreed to forgo a pay raise in 1991 but with a \$600 annual bonus, Gonzales said.

Jacksonville workers rejected May 12 a near 100-page proposal which among other conditions called for the cross-training of employees and a seven-year extension, he said.

"All that garbage was out. It was a simple three-year extension, no cross-training," Gonzales said.

Like the Jacksonville workers — whose hourly wages are about \$3 lower than the wages

in Hoboken — members of Local 56 of the United Commercial Food Workers voted to open their contract.

The Hoboken workers also rejected labor concessions May 12. But the proposal was again presented to the union leadership after members circulated a petition with more than 200 names asking for a second vote.

The Hoboken workers gave up one paid holiday, double time on Sunday, reductions in overtime and a reduction of vacation pay.

The members, by a vote of 196-145, also accepted a three-year extension to their contract, which gives a 40-cent increase for two years and a 45-cent increase in 1994.

The Jacksonville and Hoboken communities also responded to the closing threat. In Hoboken, the city, state and county, the Port Authority of New York and New Jersey and Stevens Institute of Technology put together a \$7.1-million incentive plan. In Jacksonville, the economic package totaled about \$4.6 million.

Union officials in both Jacksonville and Hoboken

agreed yesterday that the decision to close a plant has thrown the workers into a situation where union members are pitted against each other.

"We don't like this because working men want to look out for one another. If they get chosen, we will be happy for them. If we get chosen, I hope they are happy for us," Gonzales said.

Steve Hornik, vice president of Local 56, said that he was surprised by the vote in Jacksonville. Even still, he said he understood the workers' need to improve their package.

"We are sorry we are in this position but we have given our own. I think we have given it our best shot," Hornik said.

Hornik insists that the neon landmark of the Maxwell House coffee cup with a dan-

gling drop of coffee will be the Hoboken plant's salvation.

"We are talking about the third most significant landmark in the New York metropolitan area — the Statue of Liberty, the Empire State Building and the Maxwell House coffee 'good to the last drop' sign," Hornik said.

"It shines over Wall Street and Philip Morris (which owns General Foods) will have to think twice before that sign comes down," he said.

Curiously enough it is the same sign that bothers the Jacksonville workers.

"They want to see that sign that shines towards the Hudson," Gonzales said. When asked about the similar sign in Jacksonville, Gonzales said, "It don't shine across the river from New York."

Shipyard auction on hold

Dell' Aquila bankruptcy motion delays the sale

By Jo-Ann Moriarty
Journal staff writer

An auction of the Todd Shipyard property in Hoboken scheduled for today has been thwarted by waterfront landowner Anthony Dell' Aquila, who recently filed for bankruptcy to save his land from public sale.

Law Director Eugene O'Connell said that the public sale will be delayed by about a month because of a legal measure filed by Dell' Aquila, whose 90-acre empire abuts the Todd Shipyard.

O'Connell said that the City Council, in voting to auction the land, attached several conditions to the sale, including a 50-foot easement in the event the city wants public access to the land.

Dell' Aquila, beset by financial problems, contested the sale because, according to his attorneys, the new conditions require that the city receive bids to show the value of the land both with and without the 50-foot corridor.

"He's saying that the sale should contain two options in the purchase price — the sale without the easement and another price with the easement. It is to avoid an inside deal," O'Connell said.

The law director said he agreed with Dell' Aquila's complaint and will refer the resolution back to the council at its June 6 meeting. He expects that the land will go out for public bidding about June 22.

The council approved by a 7-2 vote the sale of the land. However, Councilmen Thomas Newman and Joseph Della Fave vehemently oppose the sale at this time because they contend the market is slumping and the city should have a comprehensive plan for the northern waterfront before it sells its toehold in the area.

After a heated argument between Mayor Patrick Pasculli and Second Ward Councilman Joseph Della Fave, the council voted last night to accept the administration's request to sell the Todd Shipyards.

Both Della Fave and Newman said the land should be used for a public service, specifically for mass transportation. They objected to selling the land, valued at more than \$1 million, to get out of a budget crisis.

Pasculli argues that the land is serving no purpose and should be sold to the highest bidder. Todd Shipyards is 33 acres of city-owned land that is mostly under water and abuts the 90 acres of waterfront land owned by Dell' Aquila, who

See DELL' AQUILA — Page 4

Marineview rent hike disallowed

By Jo-Ann Moriarty
Journal staff writer

The Appellate Division of state Superior Court yesterday turned back a rent increase at the Marineview Plaza in Hoboken that had been approved by the New Jersey Housing and Mortgage Finance Agency.

The court ruled that the 5 percent increase, effective May, 1989, cannot be collected until the agency allows tenants a hearing on the rent hike.

"We therefore reverse the 5 percent increase because a mandatory hearing was not conducted," the appeals court stated in a 11-page decision.

"The matter is remanded to the NJHMFA to conduct an evi-

dentary hearing consistent with this opinion.

"Pending completion of the required hearing, collection of the 5 percent increase is not permitted because the present record does not satisfy us that all preconditions discussed," the court ruled.

Marineview Plaza, a complex of two 25-story buildings located on Hudson Street between Third and Fourth streets, is a state-financed building for moderate-income tenants.

Rents range from \$400 for a studio apartment to \$830 for two-bedrooms. The 5 percent rent increase ranged from \$17 to \$41.

The 432-unit apartment

complex is owned by Marine View Housing Company Number 1.

The NJHMFA holds a mortgage on the complex.

Annette Illing, a spokeswoman for the Marineview tenants, said the Appellate Court's ruling validated the tenants' contention that "we were entitled to comment on proposed rent increases, to obtain all the documentation necessary to make those comments, to have those comments actually considered by the NJHMFA, and to be granted a hearing when needed."

"Unfortunately, TAR (Tenants for Affordable Rents) had to go to court to obtain these rights," she added.

Continued from Page 1

had tenaciously pursued the last administration to sell him the land.

But since the city has voted to sell the land, Dell' Aquila has filed for bankruptcy to stave off a public auction on the nearby Bethlehem Shipyard Property, which encompasses nearly half his waterfront empire.

Mabon & Nugent, a Manhattan investment company, foreclosed on his mortgage on the Bethlehem Steel property a year ago.

Earlier this month, Superi-

or Court Judge Robert E. Tarleton, sitting in Jersey City, ruled that the land should go on the auction block because Dell' Aquila has had a year to get a development deal together to pay off his bills.

To get more time to put together a development with a Toronto developer, Stan Garden, Dell' Aquila filed for bankruptcy minutes before the auction was scheduled to begin.

"That is what his life has become, one lawsuit after another," said attorney Theodore Abeles, who represents Mabon

& Nugent, in an interview this week.

To add to his problems, the federal Environmental Protection Agency wants to meet with Dell' Aquila next week about asbestos on his land.

According to EPA spokesman Kim Helper, Dell' Aquila

must either get rid of the asbestos or convert a portion of the land into an asbestos-disposal site.

Failure to meet EPA regulations with some sort of dispatch means Dell' Aquila can be hit with a \$25,000-a-day federal fine, she said.

Rent Reprieve for Marineview tenants

By William Hollister

On Thursday the Appellate Division of the State Superior Court ruled that a five percent rent increase for tenants of Hoboken's Marineview Plaza was invalid because any rent increase must be preceded by a thirty day hearing process which the owners did not provide for.

With the ruling the three judge Appellate court reversed decisions made by the New Jersey Housing and Mortgage Finance Agency (NJHMFA), the mortgage holder and project owner, to allow a rent increase.

In January, 1988 the owners of the Marine View complex notified tenants a request had been filed with the NJHMFA to increase the rent of the 432 residential units. According to the judges ruling, the increase was needed to reduce an

operating budget deficit, to meet mortgage payments and to meet long term mortgage commitments.

A suit spearheaded by Tenants for Affordable Rents (TAR) argued that tenants were deprived of a mandatory comment hearing before approval of the rent hike.

In ruling in favor of TAR, the judges cited three preceding similar cases in which the Appellate court had reversed decisions made by the NJHMFA.

Most recently the owners of Marine View notified tenants of a 20 percent increase to be implemented over two years. The NJHMFA ruled in a different manner and allowed a 16 percent increase all at once in 1988. Tenants appealed and the Appellate Court reduced the 20 percent increase to 16 percent over two years.

The court this time ruled the NJHMFA had failed to grant the tenants a mandatory hearing for the rent increase and reversed the five percent increase. "We employ this more

drastic measure because of the NJHMFA's disregard for its own regulations despite our stern warnings in Marine View I and II," the Appellate ruling said.

Annette Illing, one of the leaders of TAR, is delighted. "For years we have known that we were entitled to comment on proposed rent increases," she said in a prepared statement, "to have those comments actually considered by the NJHMFA, and to be granted a hearing when needed. Unfortunately TAR had to go to court to obtain these rights."

"It is a shame we had to go through the courts to get this," she added.

According to a brief press release from TAR, Illing "expressed annoyance" with the N.J. Attorney General's office which defended the NJMFA in court, even though the NJHMFA did not abide to previous Appellate Division decisions and regulations.

back taxes for other Hoboken property.

The Todd Shipyards consist of approximately 30 acres, only one of which is not under water. Its value is apparently a function of the property surrounding it — that which is now owned by the bankrupt Dell' Aquila.

Dell' Aquila, who is fighting foreclosure on his northern waterfront property, has filed for chapter eleven bankruptcy proceedings to protect him from his creditors.

Why can't Hoboken foreclose on Dell' Aquila's property? asked several of the councilmembers. O'Connell explained this would be difficult while Dell' Aquila was in chapter eleven. Mabon Nugent, Dell' Aquila's business partner has asked for a stay of the bankruptcy proceedings in order to reestablish a shellfish sale to regain lost assets from a deal struck with Dell' Aquila.

"yes" for the lease agreement. The public has already voted on the deal indirectly twice — once when Pasculli was elected mayor and also when Hoboken residents voted in favor of a Port Authority instituted development instead of a public park. The Port Authority will not be campaigning for the deal and will abide by the decision reached by the voters.

With a new opportunity to explain their position about the waterfront development, the petitioners are spending their time registering voters.

One councilman's call for unity fell on deaf ears. Sixth ward councilman David Roberts argued the deal is so important for the city that the two sides of city council should get together endorse a "yes" vote on the referendum.

First Ward Councilman Thomas Newman commented later, "I've already said all I have to say on this matter," he said.

Todd shipyard sale withdrawn

The city council voted to postpone the sale of the Todd Shipyards at a special meeting Tuesday.

The sale was withdrawn because of a suit filed by Hoboken landowner Anthony Dell' Aquila challenging the city's proposed auction because the city required a 20 percent down payment and also maintained a city right-of-way across the land to be sold. Hoboken Corporation Counsel Eugene O'Connell, after researching the laws, said that Dell' Aquila was correct and that the bid terms would be

withdrawn. In the terms of sale an easement was inserted into the lease because the consultants designing Hoboken's master plan (expected to be submitted next month) advised that there should be some municipal control reserved for a possible railway or other mass transit over the property.

However, O'Connell says he needs to research a third condition of purchase challenged by Dell' Aquila — the one requiring that a buyer not owe any back taxes to the city. Dell' Aquila owes the city a reported half million dollars in

July 10 for waterfront vote

By William Hollister

Mark Tuesday, July 10 on your calendars as the day for a citizen decision to decide whether or not the deal with the Port Authority to redevelop Hoboken's southern waterfront is good. The election date was approved unanimously at a special city council meeting this week; both opponents and proponents of the lease agreement have been planning campaign strategies for the off-season election.

At issue is an agreement with the bi-state agency to turn the land that abuts the Erie-Lackawanna terminal into a complex of buildings for residential and office use varying in

height up to 200 ft.

The July 10 vote comes after a coalition of residents, who oppose the deal for a variety of reasons, collected a petition with over 2,000 names — well over the number required to set the ordinance authorizing the deal, approved by the council last December, to a public vote.

The city at first refused to accept the petition, submitted last December, and went ahead to sign the lease agreement. The city accepted a \$7 million down payment and Hoboken Mayor Patrick Pasculli signed a side agreement to return the money within 15 working days if the lease agreement is rejected by public vote.

The Pasculli administration is taking no chances even though it is widely expected that Hoboken voters will vote

It's official, drugs dominate state crime statistics

1989 Report shows drugs are up from 1979

By John Lannon

The recently released 1989 New Jersey Uniform Crime Report paints a vivid picture of a national epidemic that is devastating families, crippling the Hudson County court system and cramming state prisons. It's the drug epidemic, and Hudson and Essex County's drug-related crime statistics pack a one-two punch that could floor a legion of heavyweight champs. Drug abuse arrests in Essex County totaled 11,460 in 1989. In Hudson County, there were 10,623. (The next highest county was Mercer, with 7,142. The lowest? Sussex, with 330.)

The popularity of cocaine — can be documented by the fact that statewide cocaine-related arrests have increased by approximately 400 percent since 1985. Consider the arrest figures: 1985 - 11,307;

1986 - 17,038; 1987 - 32,707; 1988 - 38,675; and in 1989 - 44,933. Interestingly, arrests for other types of drug use have decreased in the past five years. Statewide marijuana and hashish arrests decreased from 24,407 in 1985 to 21,017 in 1989, and synthetic narcotic arrests decreased from 1,210 to 710. Cocaine, statistically, culturally and lethally, definitely is New Jersey's illicit drug of choice.

To describe the "typical" drug user arrested is to describe every segment of New Jersey's richly diverse society. Thirty one percent of the persons arrested for drug abuse violations were under the age of 21. Eighty seven percent of them were male. Forty six percent were white, 54 percent were black and less than one half of one percent were other races.

Overall, Hudson County's crime rate

was 76.8 per 1,000 inhabitants, which represents a two percent increase from 1988. Only Essex County, with 94.8 per 1,000, and Atlantic County, with 113.1 per 1,000, were higher.

Hudson's violent crime rate rose by four percent in 1989, fueled by a dramatic increase in murders, which increased by 45 percent. Fifty five people were killed in Hudson County last year; 38 were in 1988. Hudsonites suffered the loss of \$74 million worth of property in 1989, with stolen motor vehicles representing \$55 million of this figure. Impressively, 49 percent of all motor vehicles stolen were eventually recovered.

The Uniform Crime Report is published annually, per state law, by the New Jersey Division of State Police. Collectively, a total of 569 law enforcement agencies submit data for evaluation and publication.

Statistics for Hoboken:

• Violent Crime					• Nonviolent				
Murder	Rape	Robbery	Aggravated Assault	Ag.	Burglary	Larceny	MJ Theft		
1979 2	7	122	145		1979 630	565	3,711		
1989 6	-	85	128		1989 654	1,017	5,288		

POLITICS

CONTINUED FROM PAGE 1

scene — including several of Pasculli's City Council allies — were amazed at how well Korman and running mate Jonathan Gordon fared as first-time candidates.

Some in the Pasculli camp said they almost went so far as to endorse the two newcomers, who called for a reduced school budget and a renegotiated teachers' contract.

Whoever fills the vacant board seat will have to gain Pasculli's approval. Picking Korman or Gordon might make political sense for the mayor, but it would certainly be a bitter pill to swallow.

A FLIER floating around Hoboken has raised a few eyebrows.

The piece of literature tells voters that Della Fave is endorsing fellow Councilman Steve Cappiello over Assistant City Clerk Robert Drasheff in tomorrow's Hudson County freeholder primary.

Often at loggerheads in the past, Della Fave and Cappiello now find themselves in the same political stance: opposed to Pasculli.

But Della Fave said that is not reason enough for him to throw his support behind Cappiello. So is he backing Drasheff? No.

So what is Della Fave's position in this primary?

"I still stand for the abolition of county government," Della Fave said. "It's unnecessary. Every service the county provides is a duplication of municipal or state services. Once upon a time it served a purpose, but now it's just an extra level of patronage."

TWO HUDSON County freeholders running for re-election have come under fire for their low profile during the closing period of the primary campaign.

Many in the Democratic Party have criticized Anne H. O'Malley for not campaigning during the Memorial Day weekend. O'Malley, who is fighting in her Jersey City Heights district against a well-financed challenger, Arnold Betenger, went to her hometown of Boston during the holiday weekend.

Opponents of the incumbent candidates are also quietly blasting incumbent William C. Pasculli.

Braker, the only black freeholder, for not taking a stand immediately after the Memorial Day riot in Jersey City. The confrontation between black Bergen-Lafayette residents and police heightened racial tensions in the city.

Braker's opponents noted that he was one of the few city politicians who did not go to the West District precinct during the riot, even though it is in his district. They also faulted Braker, who is warding off challenger Arlene Lyles, for keeping quiet in the disturbance aftermath.

Black leaders have lambasted Mayor Gerald McCann for his handling of the incident and have called for measures to end racial tensions in the city.

Maxwell House unions competing for survival

By Jo-Ann Moriarty
Journal staff writer 5/3/90

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See MAXWELL HOUSE — Page 4

Maxwell House unions competing for survival

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General Foods will announce by June 23 which plant it will close, he said.

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The Hoboken workers gave up one paid holiday, double time on Sunday, reductions in overtime and a reduction of vacation pay.

The members, by a vote of 196-145, also accepted a three-year extension to their contract, which gives a 40-cent increase for two years and a 45-cent increase in 1994.

The Jacksonville and Hoboken communities also responded to the closing threat.

In Hoboken, the city, state and county, the Port Authority of New York and New Jersey and Stevens Institute of Technology put together a \$7.1-million incentive plan. In Jacksonville, the economic package totaled about \$4.6 million.

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agreed yesterday that the decision to close a plant has thrown the workers into a situation where union members are pitted against each other.

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Shipyard auction on hold

Dell' Aquila bankruptcy motion delays the sale

By Jo-Ann Moriarty
Journal staff writer

An auction of the Todd Shipyard property in Hoboken scheduled for today has been thwarted by waterfront landowner Anthony Dell' Aquila, who recently filed for bankruptcy to save his land from public sale.

Law Director Eugene O'Connell said that the public sale will be delayed by about a month because of a legal measure filed by Dell' Aquila, whose 90-acre empire abuts the Todd Shipyard.

O'Connell said that the City Council, in voting to auction the land, attached several conditions to the sale, including a 50-foot easement in the event the city wants public access to the land.

Dell' Aquila, beset by financial problems, contested the sale because, according to his attorneys, the new conditions require that the city receive bids to show the value of the land both with and without the 50-foot corridor.

"He's saying that the sale should contain two options in the purchase price — the sale without the easement and another price with the easement. It is to avoid an inside deal," O'Connell said.

The law director said he agreed with Dell' Aquila's complaint and will refer the resolution back to the council at its June 6 meeting. He expects that the land will go out for public bidding about June 22.

The council approved by a 7-2 vote the sale of the land. However, Councilmen Thomas Newman and Joseph Della Fave vehemently oppose the sale at this time because they contend the market is slumping and the city should have a comprehensive plan for the northern waterfront before it sells its toehold in the area.

After a heated argument between Mayor Patrick Pasculi and Second Ward Councilman Joseph Della Fave, the council voted last night to accept the administration's request to sell the Todd Shipyards.

Both Della Fave and Newman said the land should be used for a public service, specifically for mass transportation. They objected to selling the land, valued at more than \$1 million, to get out of a budget crisis.

Pasculi argues that the land is serving no purpose and should be sold to the highest bidder. Todd Shipyards is 33 acres of city-owned land that is mostly under water and abuts the 90 acres of waterfront land owned by Dell' Aquila, who

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Marineview rent hike disallowed

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The court ruled that the 5 percent increase, effective May, 1989, cannot be collected until the agency allows tenants a hearing on the rent hike.

"We therefore reverse the 5 percent increase because a mandatory hearing was not conducted," the appeals court stated in a 11-page decision.

"The matter is remanded to the NJHMF to conduct an evi-

dentiary hearing consistent with this opinion.

"Pending completion of the required hearing, collection of the 5 percent increase is not permitted because the present record does not satisfy us that all preconditions discussed," the court ruled.

Marineview Plaza, a complex of two 25-story buildings located on Hudson Street between Third and Fourth streets, is a state-financed building for moderate-income tenants.

Rents range from \$400 for a studio apartment to \$530 for two-bedrooms. The 5 percent rent increase ranged from \$17 to \$41.

The 432-unit apartment

complex is owned by Marine View Housing Company Number 1.

The NJHMF holds a mortgage on the complex. Annette Illing, a spokeswoman for the Marineview tenants, said the Appellate Court's ruling validated the tenants' contention that "we were entitled to comment on proposed rent increases, to obtain all the documentation necessary to make those comments, to have those comments actually considered by the NJHMF, and to be granted a hearing when needed."

"Unfortunately, TAR (Tenants for Affordable Rents) had to go to court to obtain these rights," she added.

Earlier this month, Superior Court Judge Robert E. Tarleton, sitting in Jersey City, ruled that the land should go on the auction block because Dell' Aquila has had a year to get a development deal together to pay off his bills.

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But since the city has voted to sell the land, Dell' Aquila has filed for bankruptcy to stave off a public auction on the nearby Bethlehem Shipyard Property, which encompasses nearly half his waterfront empire.

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Failure to meet EPA regulations with some sort of dispatch means Dell' Aquila can be hit with a \$25,000-a-day federal fine, she said.

Notebook

Hudson political reports

The Hudson Dispatch 6-4-90

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DELLA FAVE Korman, who ran unsuccessfully in April to fill Gerard Costa's unexpired term.

Korman — edged out by only 20 votes by Ed Garcia, a candidate on Pasculi's slate — was backed by the mayor's political nemesis, Councilman Joseph Della Fave.

Observers of the political

Please see **POLITICS** Page 4

Rent Reprieve for Marineview tenants

By William Hollister

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With the ruling the three judge Appellate court reversed decisions made by the New Jersey Housing and Mortgage Finance Agency (NJHMF), the mortgage holder and project owner, to allow a rent increase.

In January, 1988 the owners of the Marine View complex notified tenants a request had been filed with the NJHMF to increase the rent of the 432 residential units. According to the judges ruling, the increase was needed to reduce an

operating budget deficit, to meet mortgage payments and to meet long term mortgage commitments.

A suit spearheaded by Tenants for Affordable Rents (TAR) argued that tenants were deprived of a mandatory comment hearing before approval of the rent hike.

In ruling in favor of TAR, the judges cited three preceding similar cases in which the Appellate court had reversed decisions made by the NJHMF.

Most recently the owners of Marine View notified tenants of a 20 percent increase to be implemented over two years.

The NJHMF ruled in a different manner and allowed a 16 percent increase all at once in 1988. Tenants appealed and the Appellate Court reduced the 20 percent increase to 16 percent over two years.

The court this time ruled the NJHMF had failed to grant the tenants a mandatory hearing for the rent increase and reversed the five percent increase. "We employ this more

drastic measure because of the NJHMF's disregard for its own regulations despite our stern warnings in Marine View I and II," the Appellate ruling said.

Annette Illing, one of the leaders of TAR, is delighted. "For years we have known that we were entitled to comment on proposed rent increases," she said in a prepared statement, "to have those comments actually considered by the NJHMF, and to be granted a hearing when needed. Unfortunately TAR had to go to court to obtain these rights."

"It is a shame we had to go through the courts to get this," she added.

According to a brief press release from TAR, Illing "expressed annoyance" with the N.J. Attorney General's office which defended the NJHMF in court, even though the NJHMF did not abide to previous Appellate Division decisions and regulations.

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July 10 for waterfront vote

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Mark Tuesday, July 10 on your calendars as the day for a citizen decision to decide whether or not the deal with the Port Authority to redevelop Hoboken's southern waterfront is good. The election date was approved unanimously at a special city council meeting this week; both opponents and proponents of the lease agreement have been planning campaign strategies for the off-season election.

At issue is an agreement with the bi-state agency to turn the land that abuts the Erie-Lackawanna terminal into a complex of buildings for residential and office use varying in

height up to 200 ft.

The July

Maxwell House unions competing for survival

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But Della Fave said that is not reason enough for him to throw his support behind Cappiello. So is he backing Drasheff?

No.

So what is Della Fave's position in this primary?

"I still stand for the abolition of county government," Della Fave said. "It's unnecessary. Every service the county provides is a duplication of municipal or state services. Once upon a time it served a purpose, but now it's just an extra level of patronage."

TWO HUDSON County freeholders running for re-election have come under fire for their low profile during the closing period of the primary campaign.

Many in the Democratic Party have criticized Anne H. O'Malley for not campaigning during the Memorial Day weekend.

O'Malley, who is fighting in her Jersey City Heights district against a well-financed challenger, Arnold Bettfinger, went to her hometown of Boston during the holiday weekend.

Opponents of the incumbent candidates are also quietly blasting incumbent William C. Pasculli.

A FLIER floating around Hoboken has raised a few eyebrows.

The piece of literature tells voters that Della Fave is endorsing fellow Councilman Steve Cappiello over Assistant City Clerk Robert Drasheff in tomorrow's Hudson County freeholder primary.

Often at loggerheads in the past, Della Fave and Cappiello now find themselves in the same political stance: opposed to Pasculli.

Rent Reprieve for Marineview tenants

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back taxes for other Hoboken property.

The Todd shipyards consist of approximately 30 acres, only one of which is not under water. Its value is apparently a function of the property surrounding it — that which is now owned by the bankrupt Dell' Aquila.

Dell' Aquila, who is fighting foreclosure on his northern waterfront property, has filed for chapter eleven bankruptcy proceedings to protect him from his creditors.

Why can't Hoboken foreclose on Dell' Aquila's property? asked several of the councilmembers. O'Connell explained this would be difficult while Dell' Aquila was in chapter eleven. Mabon Nugent, Dell' Aquila's business partner has asked for a stay of the bankruptcy proceedings in order to reestablish a sheriff's sale to regain lost assets from a deal struck with Dell' Aquila.

"yes" for the lease agreement. The public has already voted on the deal indirectly twice — once when Pasculli was elected mayor and also when Hoboken residents voted in favor of a Port Authority instituted development instead of a public park. The Port Authority will not be campaigning for the deal and will abide by the decision reached by the voters.

With a new opportunity to explain their position about the waterfront development, the petitioners are spending their time registering voters.

One councilman's call for unity fell on deaf ears. Sixth ward councilman David Roberts argued the deal is so important for the city that the two sides of city council should get together endorse a "yes" vote on the referendum.

First Ward Councilman Thomas Newman commented later, "I've already said all I have to say on this matter," he said.

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height up to 200 ft.

The July 10 vote comes after a coalition of residents, who oppose the deal for a variety of reasons, collected a petition with over 2,000 names — well over the number required to set the ordinance authorizing the deal, approved by the council last December, to a public vote.

The city at first refused to accept the petition, submitted last December, and went ahead to sign the lease agreement. The city accepted a \$7 million down payment and Hoboken Mayor Patrick Pasculli signed a side agreement to return the money within 15 working days if the lease agreement is rejected by public vote.

The Pasculli administration is taking no chances even though it is widely expected that Hoboken voters will vote

It's official, drugs dominate state crime statistics

1989 Report shows drugs are up from 1979

By John Lannon

The recently released 1989 New Jersey Uniform Crime Report paints a vivid picture of a national epidemic that is devastating families, crippling the Hudson County court system and cramming state prisons. It's the drug epidemic, and Hudson and Essex County's drug-related crime statistics pack a one-two punch that could floor a legion of heavyweight champs. Drug abuse arrests in Essex County totaled 11,460 in 1989. In Hudson County, there were 10,623. (The next highest county was Mercer, with 7,142. The lowest? Sussex, with 330.)

The popularity and prevalence of drugs — specifically cocaine — can be documented by the fact that statewide cocaine-related arrests have increased by approximately 400 percent since 1985. Consider the arrest figures: 1985 - 11,307;

1986 - 17,038; 1987 - 32,707; 1988 - 38,675; and in 1989 - 44,933. Interestingly, arrests for other types of drug use have decreased in the past five years. Statewide marijuana and hashish arrests decreased from 24,407 in 1985 to 21,017 in 1989, and synthetic narcotic arrests decreased from 1,210 to 710. Cocaine, statistically, culturally and lethally, definitely is New Jersey's illicit drug of choice.

To describe the "typical" drug user arrested is to describe every segment of New Jersey's richly diverse society. Thirty one percent of the persons arrested for drug abuse violations were under the age of 21. Eighty seven percent of them were male. Forty six percent were white, 54 percent were black and less than one half of one percent were other races.

Overall, Hudson County's crime rate

was 76.8 per 1,000 inhabitants, which represents a two percent increase from 1988. Only Essex County, with 94.8 per 1,000, and Atlantic County, with 113.1 per 1,000, were higher.

Hudson's violent crime rate rose by four percent in 1989, fueled by a dramatic increase in murders, which increased by 45 percent. Fifty five people were killed in Hudson County last year; 38 were in 1988. Hudsonites suffered the loss of \$74 mil-

lion worth of property in 1989, with stolen motor vehicles representing \$55 million of the total. Impressively, 49 percent of all motor vehicles stolen were eventually recovered.

The Uniform Crime Report is published annually, per state law, by the New Jersey Division of State Police. Collectively, a total of 569 law enforcement agencies submit data for evaluation and publication.

Statistics for Hoboken:

• Violent Crime					• Nonviolent		
Murder	Rape	Robbery	Ag.	gravated Assault	Burglary	Larceny	MJ Theft
1979 2	7	122	145		1979 630	565	3,711
1989 6	85	128			1989 654	1,017	5,288



Mayor Patrick Pasculli



Assemblyman Robert Menendez



Councilmember Steve Cappiello



Councilmember-at-large Richard England



Councilmember-at-large Lourdes Arroyo

A Newcomer's Guide to Local Government

Hoboken Reporter

Who's running the city?

By Alex Ladd

So you've just arrived in Hoboken and don't have a clue who the mayor is or even where City Hall is located and have never heard of a freeholder before. Not to despair. That's where the Hoboken Reporter's Newcomer's Guide to Local Government comes in. Before the political indifference and voter apathy prevalent in the rest of the country follow you here, take a minute to read and find out who your councilman is, what ward your in or at least who the mayor is.

Whether you want to write an irate letter about that busted water main, you feel your child's not getting a proper education, condo conversions got you down, or sacrosanct about the mayor-council form of government, something to say about the waterfront development—whatever your gripe, there is an official out in the Faulkner Act. Municipalities can develop their elected or appointed to deal with it here in Hoboken own form of government in the form of a special charter

(whether they will deal with it is, of course, another matter).

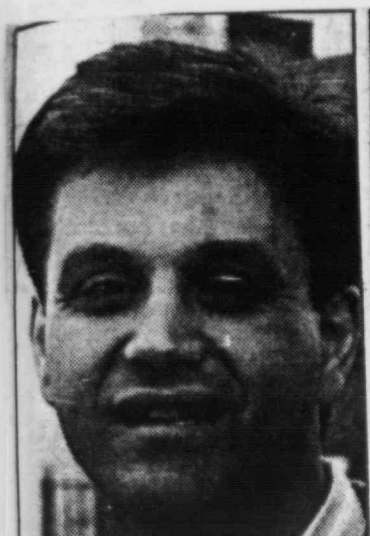
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Just in case you were wondering, there is nothing about the mayor-council form of government or any of the other forms of government spelled out in the Faulkner Act. Municipalities can develop their own form of government in the form of a special charter

which must be approved by both houses of the state legislature by a two-thirds majority. It is then presented to a local approving referendum.

As a town with the mayor-council form of government, Hoboken, of course, has an elected mayor and an elected council. The council is a legislative body that has powers to adopt ordinances, make appropriations (i.e. pay bills) and decide policies. It also holds investigative powers over the administration and establishes all department's and determines their functions.

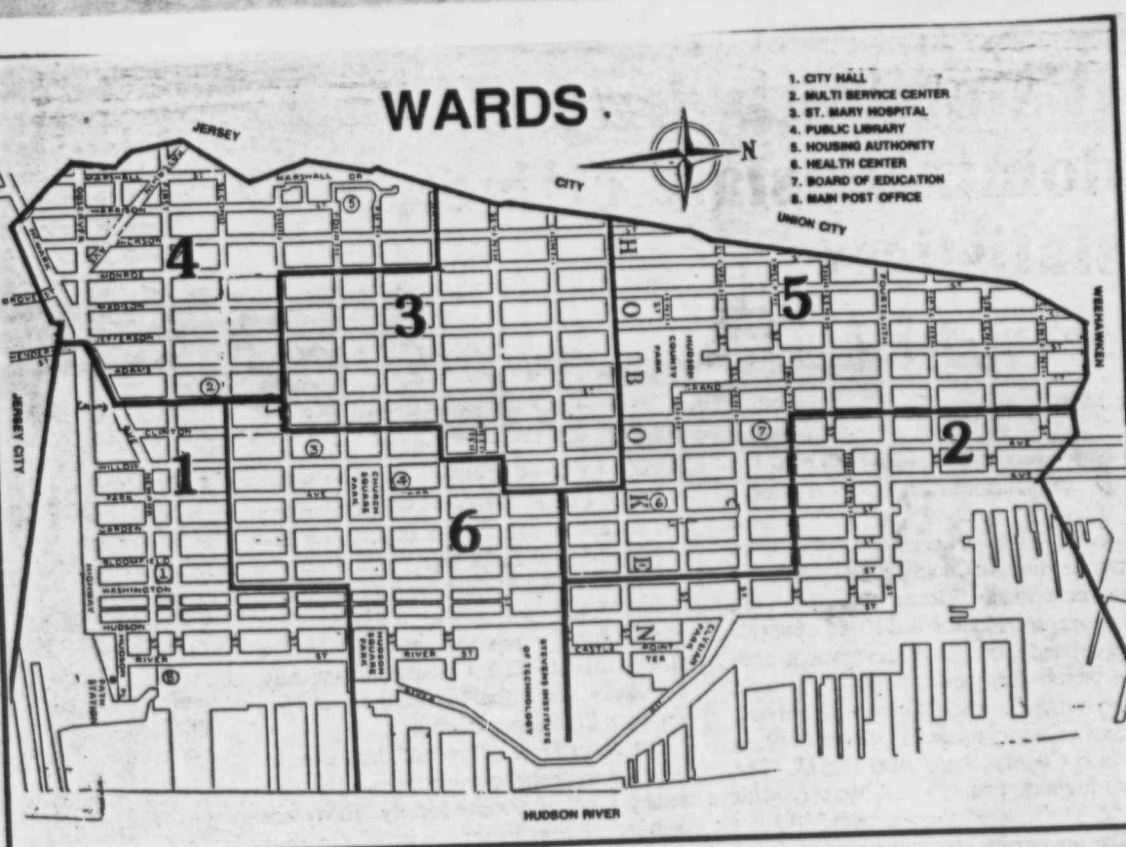
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Councilmember Joe Della Fave



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Some of the democratic checks which the Faulkner Act provides to voters in municipalities are the powers of recall, initiative and referendum. Referendum means that through a petition voters can require a binding vote on any ordinance introduced or passed by the city council. Recently petitioners in Hoboken have forced a referendum, which is currently being scheduled, on the lease agreement between the city and the Port Authority to develop the waterfront. Recall permits the voters by petition to require a referendum to remove and replace one or more members of the elected body before completion of their terms in office. And finally, initiative is the power of voters of a municipality to petition for a referendum to adopt an ordinance of their own design.

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The Board of Ed

School districts in the state are responsible for

continued on page 7

County Loan Clears Way for Levolor Rehabilitation

Hoboken Reporter

Promise of new jobs for Hoboken

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The county loan, approved on May 24th, clears the way for Colpro to purchase the property, which is currently owned by the investment firm of Dean Witter Reynolds. Colpro, a recently formed real estate corporation from White Plains, New York, signed a contract two months ago with Dean Witter and needed the county loan to fulfill contractual obligations, according to Dilawez Hoda, a co-owner of the company along with Gerald Sadel. Hoda expects to close the deal this month, when the county loan will be made available.

The deal between Dean Witter and Colpro is said to include a vacant lot located just north of the Levolor building, which Hoda says is the site of a 160,000 square foot building within three years if the manufacturing complex planned for Levolor succeeds.

Most local politicians have hailed Colpro's project as a boon to the area's vanishing base of manufacturing jobs.

"This will create desperately needed blue collar jobs," says Fourth District Freeholder Nidia Davila-Colon, who, with Department of Economic Development Director Ken Blaine, expedited the loan and its approval.

Blaine characterized the loan as an "aggressive use of the county's CDBG (Community Development Block Grant Money) in an affirmative way to marry business with low and moderate income residents."

Hoboken Mayor Patrick Pasculli thanked the Freeholders for expediting the loan and has called

the project an "economic lifesaver for the area."

Stemming the tide

The site, which is on the western edge of the city by the railroad tracks, was once home of the Levolor Company, the window blinds manufacturer and long-time fixture of the Hoboken blue-collar economy.

The company's Hoboken and North Bergen plants closed in March of 1989, leaving about 600 Hudson residents jobless. At its peak, the company employed 1,800 people in Hoboken, topped only by Maxwell House for blue-collar jobs.

The Freeholder decision, reached on May 24, comes at a time when Maxwell House is debating whether to close its Hoboken plant in favor of its Jacksonville facility.

Levolor was purchased by the investment firm of Dean Witter Reynolds Capital Corporation, a division of Sears Roebuck and Company, in 1987 for over \$83 million. With the acquisition, Witter also assumed \$50 million in debt. The heavy debt accorded in the leveraged buyout lead Dean Witter to consolidate its services, thus closing Levolor's Hudson facilities.

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Hoda states that he is "actively negotiating with a lot of companies" to fill the 217,000-square-foot Levolor manufacturing space. The UDC application filed by Colpro lists three tenants committed to the project: the CQ Corporation of East Rutherford (fabric printing); Jupiter Manufacturing of Toronto (manufacturers of office furniture); and Tarsus, Inc. of Binghamton, New York, in which Hoda has a 25 percent business interest.

With the loan approval, Hoda says he is now in a position to be selective about future tenants.

continued on page 8

Sludge gasifier fight heads to court

By James Efstathiou
Journal staff writer

The Hoboken sludge gasifier controversy is expected to shift to the courtroom today as the agency running the sewage treatment plant continues its battle to block the burner.

Sewerage officials close to the project expect Terminal Construction Corp., which was awarded a \$34 million contract to build the gasifier in October, to bring suit in Superior Court to force the project ahead.

Richard Laiks, attorney for Terminal, declined to comment on a suit but said the firm has been ready to move on the project since the federal Environ-

mental Protection Agency identified Terminal as low bidder for the job in October. "My client believes that all conditions of the HCUA (Hudson County Utilities Authority) and Tri-City resolutions have been met and there's no legal impediment to proceed forward," said Laiks. "They've been in a ready state since the EPA decision."

Following the EPA's decision, the HCUA and HUCWSA conditionally awarded the contract to Terminal, pending final approval of an air quality permit from the state Department of Environmental Protection. The DEP approved the permit May 18.

Shortly thereafter, the DEP issued a notice allowing the agencies to sign the contract. Yesterday's meeting was for that, according to George Crimmins, HCUA executive direc-

tor. "We have an authorization to award from DEP," he said. "I don't see DEP issuing this without having all the i's dotted and the t's crossed."

But according to Wolff, other conditions required before a contract can be signed remain outstanding. Wolff, who has led municipal leaders and the public against the gasifier, maintains the gasifier requires a sludge management permit from the state.

Applying for such a permit would give the HUCWSA time to explore alternatives to burning sludge which, according to Wolff, is the ultimate goal.

"We would prefer an alternative to contract two," said Wolff. "There is no secret to that." He added that the HUCWSA is considering its own suit to force DEP to require a sludge management permit.

Workers strike at plant in 'givebacks' dispute

By EDWARD K. SHANAHAN

The Hudson Dispatch

HOBOKEN — More than 80 union workers are striking against the LMT Steel Products Co., protesting what they claim is an attempt by management to win contract givebacks.

A spokesman for the workers asserted that the company is trying to dismantle a pension plan for employees that was set up under the old contract, a three-year pact that expired Thursday.

In addition, the workers maintain management wants to take away one of their three annual sick days.

The union has been picketing outside the plant, at 550 Ninth St., since Friday.

"We went on strike in 1987 to establish the pension plan," said Victor Velez, a member of the United Brotherhood of Carpenters and Joiners of America Local 821 negotiating committee, which represents the company's 87 employees. "Now they want us to give it up. We're not going for it."

Joseph Teitelbaum, one of the company's owners, said LMT is not trying to tamper with the pension plan or the sick days.

"The union administers the pension," Teitelbaum said. "We're not trying to take that apart."

LMT, which makes office partitions and steel doors, has offered the union a one-year contract under the same terms as the expired pact, but

workers scoffed at that proposal.

"We're not asking for that much," said Jose Morales, who has been with LMT for 11 years. "The main things are our health and pension benefits. We've got families to take care of."

Under the old contract, LMT paid 20 cents per man per hour into the union pension fund and \$1.30 per man per hour into the health care fund.

The workers — who earn an average salary of \$8.66 per hour — want the company to double its pension payments and add 35 cents per man per hour to the health care fund, Velez said.

Teitelbaum said LMT has felt the effects of the depressed construction industry, which has prevented the company from offering any new money or benefits to its workers.

"We've offered them an arrangement to continue the old contract for one year," Teitelbaum said. "Maybe business will get better and we can afford to give them more. Right now, we're not making it, so we can't give it."

Union members disagree.

"They say business is bad, that's why they can't meet our demands," Velez said. "That's a lot of bull."

No talks are scheduled, but both sides hope that something can be worked out soon.

"We're going to stay out here until they negotiate or we're going to close down the place," Velez said. "They've got our backs against the wall."

GOVERNMENT

from page 3

for providing educational services at the local level.

The Hoboken Board of Education is elected by the voters of the city. There are nine members elected for three year terms. Since terms expire at different dates there is an election every year.

Communities may change from an elected to an appointed school board or vice-versa, following an approving referendum.

An annual review of the local school budgets and educational programs is undertaken by the state to ensure that a school district is educating its children adequately. In Jersey

City such a review recently concluded that its school district was not up to par and resulted in the state take over of that district.

School districts are funded primarily by local property taxes, although they do receive some state aid.

Elected boards must develop their own budgets and submit it to the voters in a referendum. If approved by the voters, the budget takes effect the next year. If defeated, the municipal governing body has 30 days in which to change the budget.

If the money raised from the local property taxes is insufficient to meet the school's requirements, the municipality is required by law to borrow the funds to meet it.

Hoboken Board of Education

James Farina,

President

Geraldine Pantolino,

Vice President

Peter Belfiore

Claire DePalma

Otto Hottendorf

Michael Rossano

Ed Garcia

Angel Alfoea

Seat vacated by

Felix Rivera

Here to serve

MAYOR PATRICK PASCULLI
COUNCILMAN AT LARGE RICHARD ENGLAND
COUNCILWOMAN AT LARGE LOURDES ARROYO
1st WARD COUNCILMAN THOMAS NEWMAN
2nd WARD COUNCILMAN JOSEPH DELLAFAVE
3rd WARD COUNCILMAN STEVE CAPPIELLO
4th WARD COUNCILMAN EDWIN DUROY
5th WARD COUNCILMAN NORMAN WILSON
6th WARD COUNCILMAN DAVE ROBERTS
COUNCILMAN AT LARGE RICHARD DEL BOCCIO

ZONING BOARD CHAIRMAN FRANK CAMERONE

ZONING OFFICER MICHAEL OCELLO

33rd LEGISLATIVE DISTRICT
STATE SENATOR CHRISTOPHER JACKMAN
ASSEMBLYMAN ROBERT MENENDEZ
ASSEMBLYMAN BERNARD KENNY

14th CONGRESSIONAL DISTRICT
CONGRESSMAN FRANK GUARINI
UNITED STATES SENATOR BILL BRADLEY
UNITED STATES SENATOR FRANK LAUTENBERG

JAMES FLORIO, GOVERNOR OF NEW JERSEY

8 • The Hoboken Reporter • June 3, 1990

LEVOLOR REHAB

from cover

Priority will be given to companies that emerge from Stevens Institute's Technology Venture Incubator, a program funded by corporate donations and aimed at helping fledgling high-tech New Jersey companies succeed. Hoda says that the new financing will allow Colpro to partially subsidize rent for start-up company's emerging from the program.

Commenting on the stipulation that 60 percent of the jobs be for low and moderate income residents, Hoda says, "We will be exceeding that requirement." He foresees 100 jobs in the first year from the companies that were listed on the UDC application. Five hundred jobs in the next two to three years is a "middle of the road projection," and 1,000 jobs is "achievable."

According to the UDC application filed by Colpro, the building will be acquired for \$3.45 million. The report lists an additional \$850,000 to be invested by Colpro for renovations and start-up costs, bringing the initial budget for the project to \$4.3 million.

Hoda says that immediate financing will come from the county loan and \$350,000 of the \$800,000 UDC loan, which will be made available to Colpro at the closing of their deal with Dean Witter. The county loan (considered below market rate long-term financing for the acquisition and rehabilitation of real property) is at 6 percent interest, to be repaid in 24 months. The county will receive \$450,000 in interest.

Further financing will come from about \$450,000 in equity and \$3,070,000 in tax exempt bonds.

Cappiello Casts Doubts

One lone voice of dissent among area politicians on the Levolor project sponsored by Colpro is that of Hoboken Councilman Steve Cappiello. "I was concerned about the legitimacy of the proposal because of the projections they had made of the number of tenants and the potential number of employees," Cappiello said.

Cappiello says he contacted three of the proposed tenants listed on the UDC loan application after the council vote and "found discrepancies in what (Colpro) submitted to the council."

According to Cappiello, he found no records of one proposed tenant — Tarsus Inc., and only after his prodding did Hoda admit that it was a company partly owned by him, doing business under the name "Off-the-Wall." Hoda contends that this information has been public record since before the council vote.

Cappiello also contacted CQ Corporation of East Rutherford and found that "they are in their own building and not now interested in moving to another location." When contacted, CQ Corp. owner Cyrus Shaahzad said that he was indeed negotiating with COLPRO and that he had signed a letter of intent with them. "Since we own our building here, it is something that we are still negotiating," said Shaahzad.

When asked about his conversation with Cappiello, Shaahzad said, "he must have misunderstood me...he was asking questions that

he likes to hear his own answers to."

Cappiello also called Jupiter Manufacturing of Toronto and claims he was told they had only about 15 employees in Toronto and would be leasing only 1,800 Square feet at the Levolor plant.

"I don't know where he's getting those figures," said Moe Siddiqui, General Manager of Jupiter Manufacturing. Siddiqui says he currently employs 32 people and would need the same amount should he relocate.

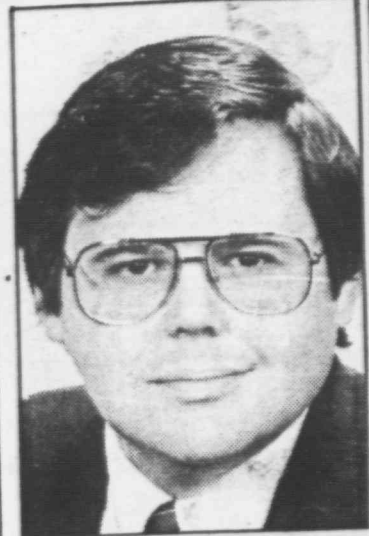
"As businessmen we don't expect anyone to give us any hassles if we move our business there. Now (Cappiello) is putting up so many questions, as if we are a criminal going into that society," said Siddiqui.

Another objection raised by Cappiello is that the building is currently assessed at around \$6.5 Million and that Colpro will petition to have the assessment changed to be more in line with the \$3.45 Million that it will pay for the building, meaning less property tax revenues for the city.

Hoda countered that if Colpro does not purchase the building it will only sell at a lower price in today's sagging real estate market meaning even less money for the city. He also points to the money that will be generated into the local economy from the jobs he is predicting. Hoda also pointed to the possible construction of a new building as a new source of property taxes for the city. — A.L.



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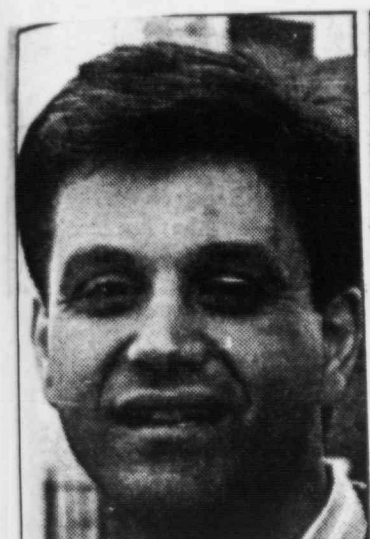
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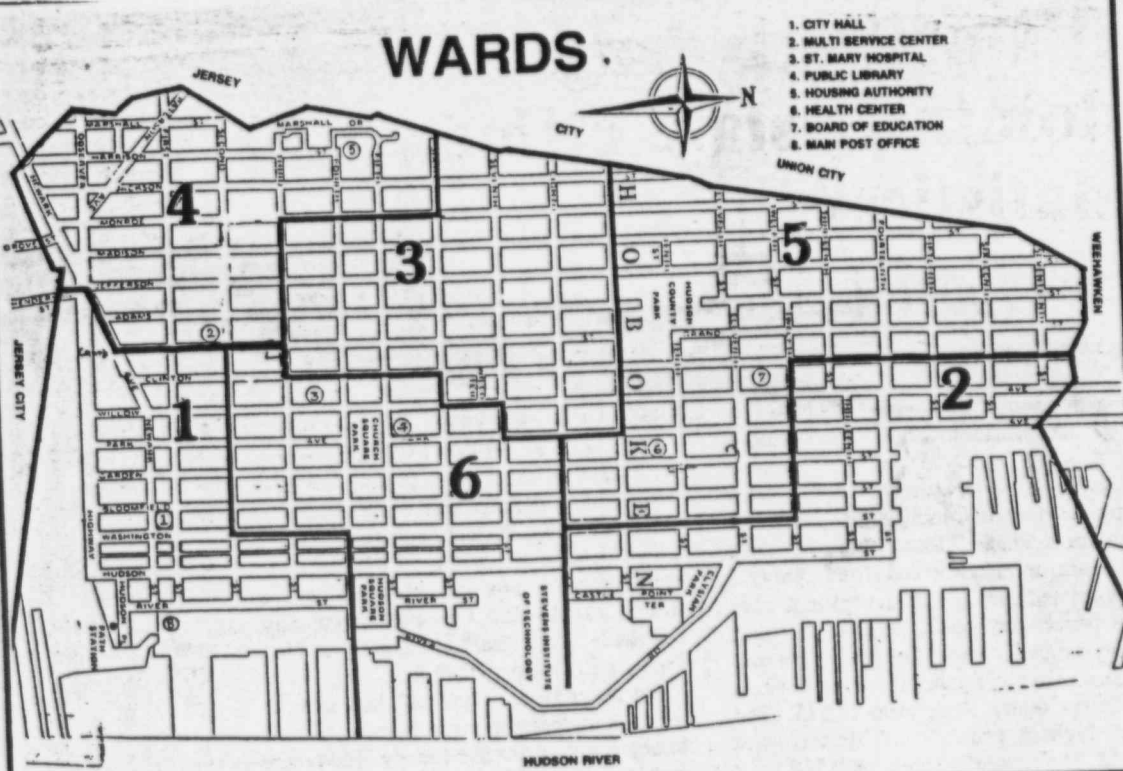
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continued on page 7

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6-3-90

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continued on page 8

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By James Efstathiou

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Sources anticipated the suit after Hoboken/Union City/Weehawken Sewerage Authority Chairman Richard Wolff refused to attend a pre-construction conference on the project scheduled for yesterday.

Richard Laiks, attorney for Terminal, declined to comment on a suit but said the firm has been ready to move on the project since the federal Environ-

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Workers strike at plant in 'givebacks' dispute

By EDWARD K. SHANAHAN

The Hudson Dispatch

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The workers — who earn an average salary of \$8.66 per hour — want the company to double its pension payments and add 35 cents per man per hour to the health care fund, Velez said.

Teitelbaum said LMT has felt the effects of the depressed construction industry, which has prevented the company from offering any new money or benefits to its workers.

"We've offered them an arrangement to continue the old contract for one year," Teitelbaum said. "Maybe business will get better and we can afford to give them more. Right now, we're not making it, so we can't give it."

Union members disagree. "They say business is bad, that's why they can't meet our demands," Velez said. "That's a lot of bull."

No talks are scheduled, but both sides hope that something can be worked out soon.

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GOVERNMENT

from page 3

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President

Geraldine Pantolino,

Vice President

Peter Belfiore

Claire DePalma

Otto Hoffendorf

Michael Rossano

Ed Garcia

Angel Allicea

Seat vacated by

Felix Rivera

Here to serve

MAYOR PATRICK PASCULLI
COUNCILMAN AT LARGE RICHARD ENGLAND
COUNCILWOMAN AT LARGE LOURDES ARROYO
1st WARD COUNCILMAN THOMAS NEWMAN
2nd WARD COUNCILMAN JOSEPH DELLAFAVE
3rd WARD COUNCILMAN STEVE CAPPIELLO
4th WARD COUNCILMAN EDWIN DUROY
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ZONING BOARD CHAIRMAN FRANK CAMERONE

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33rd LEGISLATIVE DISTRICT

STATE SENATOR CHRISTOPHER JACKMAN

ASSEMBLYMAN ROBERT MENENDEZ

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14th CONGRESSIONAL DISTRICT

CONGRESSMAN FRANK GUARINI

UNITED STATES SENATOR BILL BRADLEY

UNITED STATES SENATOR FRANK LAUTENBERG

JAMES FLORIO, GOVERNOR OF NEW JERSEY

8 • The Hoboken Reporter • June 3, 1990

LEVOLOR REHAB

from cover

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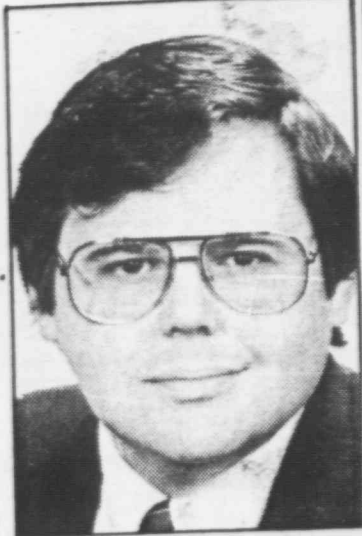
"As businessmen we don't expect anyone to give us any hassles if we move our business there. Now (Cappiello) is putting up so many questions, as if we are a criminal going into that society," said Siddiqui.

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Mayor Patrick Pasculli



Assemblyman Robert Menendez



Councilmember Steve Cappiello



Councilmember-at-large Richard England



Councilmember-at-large Lourdes Arroyo

A Newcomer's Guide to Local Government

Hoboken Reporter
6-3-90

Who's running the city?

By Alex Ladd

So you've just arrived in Hoboken and don't have a clue who the mayor is or even where City Hall is located and have never heard of a freeholder before. Not to despair. That's where the Hoboken Reporter's Newcomer's Guide to Local Government comes in. Before the political indifference and voter apathy prevalent in the rest of the country follow you here, take a minute to read and find out who your councilman is, what ward your in or at least who the mayor is.

Whether you want to write an irate letter about that busted water main, you feel your child's not getting a proper education, condo conversions got you down, or you have something to say about the waterfront development—whatever your gripe, there is an official in the Faulkner Act. Municipalities can develop their own form of government in the form of a special charter

(whether they will deal with it is, of course, another matter).

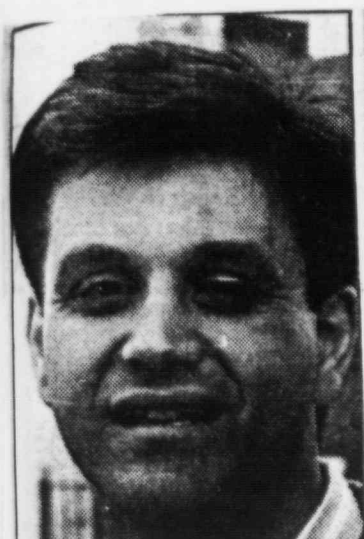
To begin with, Hoboken has a mayor-council form of government as established in the Faulkner Act, adopted by the state legislature in 1950. The Faulkner Act spells out methods of changing municipal government structure through voting and lays out three alternative forms of government which municipalities can choose. The other two, besides mayor-council, are council-manager (of which nearby Weehawken is an example) and the small municipalities plan.

Just in case you were wondering, there is nothing sacrosanct about the mayor-council form of government or any of the other forms of government spelled out in the Faulkner Act. Municipalities can develop their own form of government in the form of a special charter

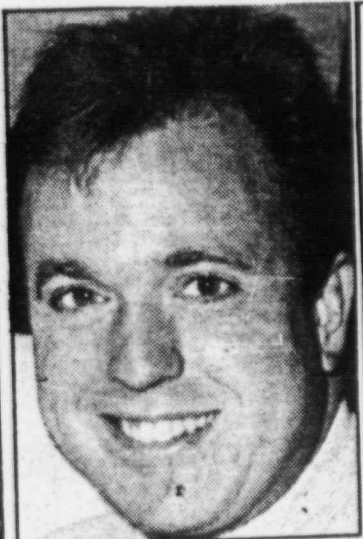
which must be approved by both houses of the state legislature by a two-thirds majority. It is then presented to a local approving referendum.

As a town with the mayor-council form of government, Hoboken, of course, has an elected mayor and an elected council. The council is a legislative body that has powers to adopt ordinances, make appropriations (i.e. pay bills) and decide policies. It also holds investigative powers over the administration and establishes all department's and determines their functions.

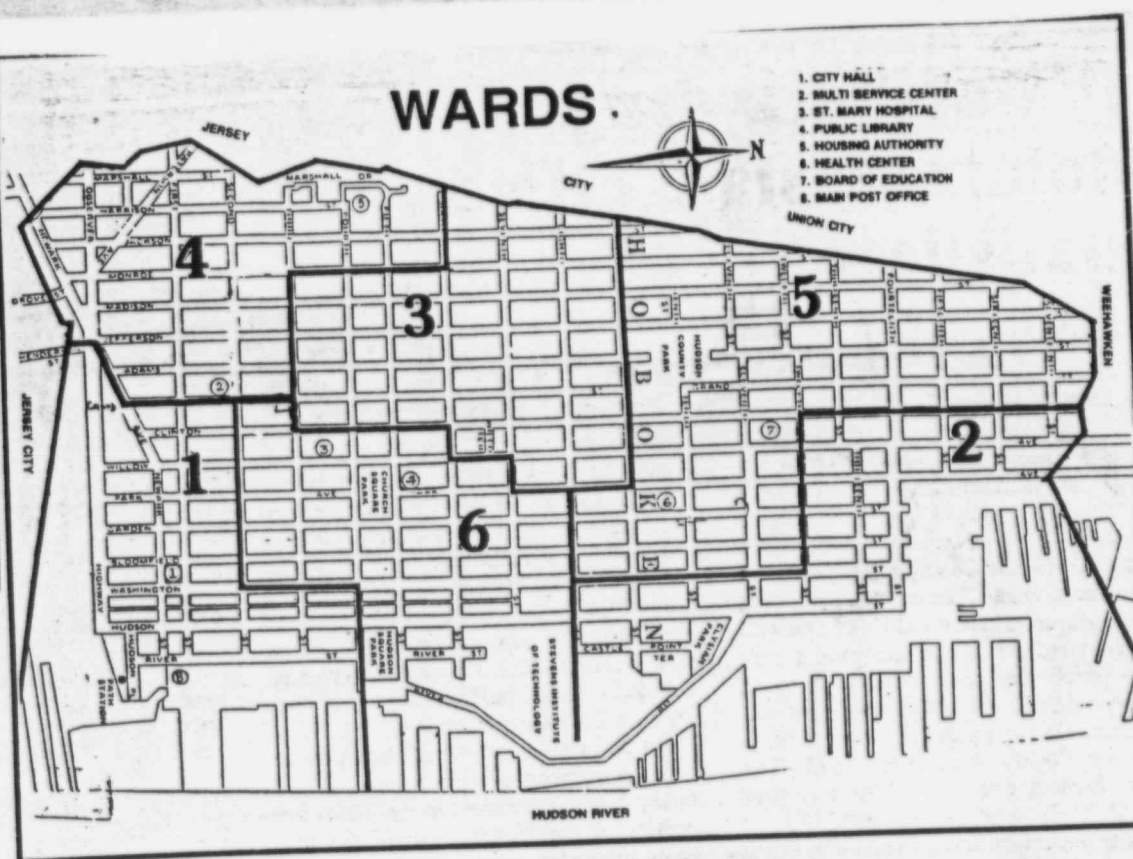
The mayor is the chief executive officer responsible for carrying out all council decisions and for doing everything else the council doesn't do. The mayor can attend council meetings, but he has no vote (except on a tie vote in filling a council vacancy). He has veto powers over any ordinance which may be overridden



Councilmember Joe Della Fave



Councilmember Dave Roberts



The Mile Square City is divided into six voting wards.

by a two thirds vote of the council. The mayor also appoints and fires the heads of all departments. Appointments must be approved by the council and firings can be reversed by a two thirds vote of the council.

Some of the democratic checks which the Faulkner Act provides to voters in municipalities are the powers of recall, initiative and referendum. Referendum means that through a petition voters can require a binding vote on any ordinance introduced or passed by the city council. Recently petitioners in Hoboken have forced a referendum, which is currently being scheduled, on the lease agreement between the city and the Port Authority to develop the waterfront. Recall permits the voters by petition to require a referendum to remove and replace one or more members of the elected body before completion of their terms in office. And finally, initiative is the power of voters of a municipality to petition for a referendum to adopt an ordinance of their own design.

County Government

The governing body of counties in the state is the Board of Freeholders. The Hudson County Board of

Freeholders has nine members who meet twice a month in the Administration Annex, 567 Pavonia Avenue, Jersey City.

Freeholder districts are not divided according to municipalities, but rather are equally proportioned according to population. So districts overlap from one municipality to the other. For example, Nidia Davila-Colon is the representative of the fourth Freeholder District which includes Jersey City and Hoboken. Francis Pizzuta's Sixth District includes Hoboken, Union City and Weehawken.

Traditionally county government in New Jersey has provided services in response to state requirements. These services have included such things as courts and road maintenance rather than the more direct, personal services such as police and fire protection which are provided by the municipalities.

Over the last twenty years or so, the responsibilities that the county has assumed have expanded and services now include junior colleges, social services and airport and transportation services. The responsibilities of the county government are outlined by the state, which must pass legislation for each additional service assumed by the county.

Each member on the Board of Freeholders serves a three year term. The next elections for freeholders will be in November.

The Board of Ed

School districts in the state are responsible for

continued on page 7

County Loan Clears Way for Levolor Rehabilitation

Hoboken Reporter
Promise of new jobs for Hoboken
6-3-90

By Alex Ladd

The Hudson County Board of Freeholders has unanimously approved a \$3.5 million emergency loan to Colpro, a New York real estate company seeking to renovate and operate a major manufacturing complex at the vacant Levolor site at 720 Monroe Street in Hoboken. The decision comes in the wake of the Hoboken City Council's unanimous approval of an \$800,000 New Jersey Urban Development Corporation (UDC) loan made to Colpro in April.

The county loan, approved on May 24th, clears the way for Colpro to purchase the property, which is currently owned by the investment firm of Dean Witter Reynolds. Colpro, a recently formed real estate corporation from White Plains, New York, signed a contract two months ago with Dean Witter and needed the county loan to fulfill contractual obligations, according to Dilawez Hoda, a co-owner of the company along with Gerald Sadel. Hoda expects to close the deal this month, when the county loan will be made available.

The deal between Dean Witter and Colpro is said to include a vacant lot located just north of the Levolor building, which Hoda says is the site of a 160,000 square foot building within three years if the manufacturing complex planned for Levolor succeeds.

Most local politicians have hailed Colpro's project as a boon to the area's vanishing base of manufacturing jobs.

"This will create desperately needed blue collar jobs," says Fourth District Freeholder Nidia Davila-Colon, who, with Department of Economic Development Director Ken Blaine, expedited the loan and its approval.

Blaine characterized the loan as an "aggressive use of the county's CBDG (Community Development Block Grant Money) in an affirmative way to marry business with low and moderate income residents."

Hoboken Mayor Patrick Pasculli thanked the Freeholders for expediting the loan and has called

the project an "economic lifesaver for the area."

Stemming the tide

The site, which is on the western edge of the city by the railroad tracks, was once home of the Levolor Company, the window blinds manufacturer and long-time fixture of the Hoboken blue-collar economy.

The company's Hoboken and North Bergen plants closed in March of 1989, leaving about 600 Hudson residents jobless. At its peak, the company employed 1,800 people in Hoboken, topped only by Maxwell House for blue-collar jobs.

The Freeholder decision, reached on May 24, comes at a time when Maxwell House is debating whether to close its Hoboken plant in favor of its Jacksonville facility.

Levolor was purchased by the investment firm of Dean Witter Reynolds Capital Corporation, a division of Sears Roebuck and Company, in 1987 for over \$83 million. With the acquisition, Witter also assumed \$50 million in debt. The heavy debt accrued in the leveraged buyout led Dean Witter to consolidate its services, thus closing Levolor's Hudson facilities.

Riding on the Incubator

Hoda states that he is "actively negotiating with a lot of companies" to fill the 217,000-square-foot Levolor manufacturing space. The UDC application filed by Colpro lists three tenants committed to the project: the CQ Corporation of East Rutherford (fabric printing); Jupiter Manufacturing of Toronto (manufacturers of office furniture); and Tarsus, Inc. of Binghamton, New York, in which Hoda has a 25 percent business interest.

With the loan approval, Hoda says he is now in a position to be selective about future tenants.

continued on page 8

Sludge gasifier fight heads to court

By James Efstathiou

Journal staff writer
The Hoboken sludge gasifier controversy is expected to shift to the courtroom today as the agency running the sewage treatment plant continues its battle to block the burner.

Sewerage officials close to the project expect Terminal Construction Corp., which was awarded a \$34 million contract to build the gasifier in October, to bring suit in Superior Court to force the project ahead.

Sources anticipated the suit after Hoboken/Union City/Weehawken Sewerage Authority Chairman Richard Wolff refused to attend a pre-construction conference on the project scheduled for yesterday.

Richard Laiks, attorney for Terminal, declined to comment on a suit but said the firm has been ready to move on the project since the federal Environ-

mental Protection Agency identified Terminal as low bidder for the job in October.

"My client believes that all conditions of the HCUA (Hudson County Utilities Authority) and Tri-City resolutions have been met and there's no legal impediment to proceed forward," said Laiks. "They've been in a ready state since the EPA decision."

Following the EPA's decision, the HCUA and HUCWSA conditionally awarded the contract to Terminal, pending final approval of an air quality permit from the state Department of Environmental Protection. The DEP approved the permit May 18.

Shortly thereafter, the DEP issued a notice allowing the agencies to sign the contract. Yesterday's meeting was for that, according to George Crimmins, HCUA executive direc-

tor. "We have an authorization to award from DEP," he said. "I don't see DEP issuing this without having all the i's dotted and the t's crossed."

But according to Wolff, other conditions required before a contract can be signed remain outstanding. Wolff, who has led municipal leaders and the public against the gasifier, maintains the gasifier requires a sludge management permit from the state.

Applying for such a permit would give the HUCWSA time to explore alternatives to burning sludge which, according to Wolff, is the ultimate goal.

"We would prefer an alternative to contract two," said Wolff. "There is no secret to that." He added that the HUCWSA is considering its own suit to force DEP to require a sludge management permit.

Workers strike at plant in 'givebacks' dispute

By EDWARD K. SHANAHAN

The Hudson Dispatch

HOBOKEN — More than 80 union workers are striking against the LMT Steel Products Co., protesting what they claim is an attempt by management to win contract givebacks.

A spokesman for the workers asserted that the company is trying to dismantle a pension plan for employees that was set up under the old contract, a three-year pact that expired Thursday.

In addition, the workers maintain management wants to take away one of their three annual sick days.

The union has been picketing outside the plant, at 550 Ninth St., since Friday.

"We went on strike in 1987 to establish the pension plan," said Victor Velez, a member of the United Brotherhood of Carpenters and Joiners of America Local 821 negotiating committee, which represents the company's 87 employees. "Now they want us to give it up. We're not going for it."

Joseph Teitelbaum, one of the company's owners, said LMT is not trying to tamper with the pension plan or the sick days.

"The union administers the pension," Teitelbaum said. "We're not trying to take that apart."

LMT, which makes office partitions and steel doors, has offered the union a one-year contract under the same terms as the expired pact, but

workers scoffed at that proposal.

"We're not asking for that much," said Jose Morales, who has been with LMT for 11 years. "The main things are our health and pension benefits. We've got families to take care of."

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Hoboken council calls N.Y. for a vote

By Jo-Ann Moriarty
Journal staff writer

Councilman returns to break appropriation tie

Four Hoboken councilmen brought the city to a standstill last night when they voted against a \$3 million emergency appropriation needed to finance the payroll and debt obligations because they are disgusted that the mayor has not provided them with a municipal budget.

It was not until council members aligned with Mayor Patrick Pasculli pulled Councilman Richard England

from his son's high school baseball game in New Rochelle, N.Y. that the money was approved.

Before England's emergency call to the meeting, Councilman Joseph Della Fave moved to reject the money request. "I will not vote for any more emergency appropriations until I see the budget," Della Fave said.

Business Administrator Edwin

Chius said the delay was because he was waiting to see the amount in state aid the city will get.

To Della Fave's surprise, he was supported by Council President E. Norman Wilson and Councilmen Steve Cappiello and Thomas Newman.

They expressed their frustration at not getting a budget from Mayor

Pasculli, who did not attend the meeting.

Newman said that emergency appropriations dating back six months now have committed the city to a budget. He said it is virtually impossible to cut spending because it still may be a few more months before a budget is adopted, and state law requires a 75-day layoff notice to city employees.

"The only way to cut the budget is in the salary lines. But, at this stage of the game, any realistic opportunity to reduce spending has evaporated," Newman said.

"Now we have to take whatever (spending) plan is brought down from the administration," Newman said.

Della Fave said that the administration's management of the budget means that the council cannot "protect the interest of the public."

See ENGLAND — Page 6

The budget shift

Council grandstanders spark fiscal debate

By William Hollister
Hoboken Reporter
6-10-90

Wednesday's City Council meeting, which came one day after the Democratic primary, also featured a winner and a loser. Third Ward Councilman Steve Cappiello and Deputy City Clerk Robert Drasch exchanged few words as they carried out their business.

Cappiello, who lost to Drasch in a bid to win the party's nomination for freeholder, looked exhausted. Still, he enthusiastically argued in the role of a diligent councilman.

Cappiello agreed with councilmembers Tom Newman and Joe Della Fave, who refused to vote for this month's temporary allocations. The line item on the agenda is a necessary part of the routine council agenda; this is one of the few times any of seven councilmembers have voted in line with the positions of Della Fave and Newman.

"We were grandstanding," admitted Newman. He added that the fiscal year is half over and the council is not able to perform their budgetary duties without "some idea of where the budget is going."

There is a mandatory 75-day process for any layoffs, which means that if layoffs were necessary as a result of an anticipated budget shortfall, no action could be taken until the fall. The year would be over.

Several councilmembers have warned that layoffs of city employees may be imminent.

Hoboken Business Administrator Edwin Chius has not submitted proposed allocations to the council. He said this is impossible to do without an idea of what the state is going to contribute in municipal aid.

Meanwhile, with three councilmembers unwilling to vote, the left side of the council was able to force action. The larger side of the council, without Cappiello's usually dependable vote, and Richard England (who was absent), was unable to create the majority to pass the needed appropriations.

The only available solution was to call England, who was watching his son play baseball in New York. England returned for the necessary quorum.

Council President E. Norman Wilson says the council voted to withhold pension payments to the state pension fund after England asked why the council should be paying pension money to the state, which is deferring payments to the cities to avoid a deficit.

Meanwhile, as England pointed out, the city pays interest on anticipated notes to make up the shortfall.

Chius said he agreed with England, and that Steve Cappiello, as mayor, had worked with similar strategies. Wilson speculates that any late the city would have to pay for late payments would be considerably less than the interest accrued for the state.

England breaks tie

Continued from Page 1

Voting for the appropriations were Councilmembers David Roberts, Richard Del Boccio, Lourdes Arroyo and Edwin Duroy.

After the tie vote, which defeated the measure, City Clerk James Farina and Assistant Clerk Robert Drasch busied themselves trying to locate England, who is aligned with Pasculli, to come in and break the tie.

When Cappiello saw England come into the council chamber, he moved for reconsideration and explained that he did not want to hurt the city's financial reputation by defaulting on bond payments.

The request was approved by a vote of 7-2 with Newman and Della Fave voting in opposition.

Chius expects the existing tax rate of \$17.52 will increase by at least \$3 per \$1,000 of assessed valuation because the school budget increased by \$5 million the amount to be raised through local taxes.

The council voted to give Hoboken's Joseph Barry an in-lieu of tax payment on his proposed property at Hudson and Third street. Barry said the amount he will pay is equal to what he would pay in taxes without the abatement.

Della Fave voted against the resolution because he said that with all the government money Barry had received to build the 150 units, the moderate income rents, ranging from \$1,000 to \$1,200, are too high.

"He wants affordable taxes for non-affordable rents," Della Fave commented following the meeting.

The council also voted to table a plan to auction off the Todd Shipyard property, which abuts the 90-acre waterfront land of Anthony Dell' Aquila. Law Director Eugene O'Connell suggested that the city get money for the land.

Cappiello wanted to delay an auction until Dell' Aquila's bankruptcy hearing is completed. Newman and Della Fave opposed the auction because they believe the land should be reserved as a bargaining chip in shaping development.

Newman and Della Fave accused council members aligned with the mayor of selling the land to get a quick fix for the city's money problems.

Vote yes July 10, keep Hoboken affordable

J.J. 6-10-90

I will be voting YES for the waterfront at Hoboken on July 10th. I will be voting YES because the waterfront at Hoboken is my only hope to keep my house affordable. Last year the waterfront at Hoboken plan kept my taxes from going up by \$1,250. This year, if we all vote against SHOD on July 10 (against means voting YES) it will keep my taxes from going up thousands of dollars again.

For 10 years I have watched the people of Hoboken have the chance to be heard on the waterfront. We have had governments that represented every segment of our city. We have had the Cappiello administration, the Vezzetti administration, and the Pasculli administration. We've heard every side we are going to hear. We have the best plan we are ever going to have.

This plan gives us public parks, new Little League fields, and most importantly, a useful development which will attract people from Hoboken and will be maintained. That's a far cry from the broken down deserted

place our shoreline is today.

Newcomers to Hoboken should not be fooled into believing that the public has not been heard on this. We have. Our input brought this development down from a Fort

Lee-like luxury high rise complex to the well-planned mixed-use development we have today. It also allows it to be Hoboken's plan. By not selling the land to the highest bidder, we avoid the wall of col-

ored glass that Weehawken now enjoys to our North.

Please join me in voting YES. Keep Hoboken affordable.

SUZANNE WARREN
Hoboken

Letter shocks nurses at St. Mary's

The nurses in St. Mary Hospital who cared for — and became fond of — Grace Sullivan were very distressed by the letter you published recently wherein her son criticized the care she received there.

It's a shame no one checked the accuracy of his claims before that letter was published, but we'd like to tell you our story now.

Because Mrs. Sullivan's chronic respiratory disorder made her dependent on a ventilator, she was hospitalized for seven months, most of that time in the Intensive Care or Special Care Unit.

During those 213 days and nights, her son visited her

three times. On two of those occasions she pleaded with the nurses to remove him from her room.

No other family members ever visited her, so the nurses became a kind of family to her. Several of them even took her soiled nightclothes home to launder because she liked wearing her own garments instead of hospital gowns.

Mrs. Sullivan became despondent when plans were made to transfer her to a long-term care facility. When she was leaving St. Mary, she cried. So did many of her nurses.

Some of them cried again when that letter was published. They felt it wasn't fair and they

know it wasn't true.

We in the Franciscan Health System of New Jersey are proud of all of our nurses and we never hesitate to say so. However, acknowledging that no one is perfect, we almost always accept criticism without comment and in a constructive spirit.

This situation is different and we must come to the defense of the kind-hearted and competent nurses who took care of Mrs. Sullivan and deserve praise, not blame.

THOMAS A. SCHEMBER
President
Franciscan Health System of New Jersey Inc., Jersey City

Greenpeace to rally in Hoboken

By EDWARD K. SHANAHAN
The Hudson Dispatch

HOBOKEN — An international environmental group is scheduled to bring its traveling roadshow here today for a rally against the high-tech sludge incinerator scheduled to be built as part of the city's upgraded sewage treatment plant.

Greenpeace members are expected to arrive at City Hall on Washington Street at 4 p.m. and rally to about 8 p.m.

The activists have been making their way around the state by bus since early this month, promoting recycling as a viable alternative to burning wherever garbage or sludge incinerators are proposed.

"We want to see Gov. Florio declare a three-year moratorium on all incineration, while recycling options can be explored," said Greenpeace activist Gretchen Hopkins. "We know he put a four-month pause on incinerators, but that was just filling a campaign promise. We want to see some-

thing meaningful."

Hopkins said there is a lot of opposition to incinerators in the state.

"Most people we come across are not into incinerators," she said. "They just think this state is already too overdeveloped and polluted."

Local environmentalists enlisted Greenpeace to help strengthen opposition to the proposed sludge gasification incinerator, which has received final approval from

the state Department of Environmental Protection.

The Hoboken-Union City-Weehawken Sewerage Authority, however, has yet to sign the already-awarded \$35 million contract for the gasifier.

The authority has been studying recycling or "reclamation" options for some time, with indications that those options would be less costly, more efficient and less environmentally

dangerous than gasification.

Terminal Construction Corp., the company that holds the gasifier contract, filed a lawsuit in Hudson County Superior Court asking Judge Maurice Gallipoli to compel the authority to get the project moving. Gallipoli set July 20 as the date the case will be heard.

Authority Chairman Richard Wolff, who has long opposed construction of the facility, said the agency's hands are tied at this point.

Wolff said the authority cannot sign the contract without a sludge management permit from the DEP, site plan approval from the city's Planning Board and a cost analysis of additional monitoring equipment required as part of the DEP air quality permit.

"State law requires us to know how much a project is going to cost before signing a contract," Wolff said. "We have to comply with the DEP's new monitoring conditions and we don't know what that's going to add up to."

Riverfront referendum to be matter of image

By Jo-Ann Moriarty
Journal staff writer

The campaign leading up to a July 10 special election in Hoboken has two opposing parties sprucing up their images.

The contest is between the Port Authority of New York and New Jersey and a coalition of community groups representing housing, development and the environment, as well as P.A. skeptics.

The city will attempt to pass off the image that the Port Authority will deliver Hoboken from financial ruin.

Anti-P.A. groups will attempt to broaden their constituency and embrace born and raised Hobokenites to prove the deal will cause the city's financial ruin.

Voters will go to the polls for one public question which

asks whether the city should develop its southern waterfront in a partnership with the Port Authority.

Mayor Patrick Pasculli will begin mobilizing this week a campaign to have voters approve the partnership agreement he and the City Council struck with the Port Authority last December to build a 3.2 million-square-foot development of office towers, retail shops, 1,600 housing units and a marina.

The city plans to detail the financial benefits the development deal offers the city and how the municipal budget is dependent on receiving \$8 million from the partnership deal this year as well as \$7 million it used last year to finance the budget.

See PORT AUTHORITY — Page 6

Port Authority image at issue

Continued from Page 1

The administration will challenge the deal's critics, members of Save Hoboken From Over-Development who are bitter that voters last year rejected the public question to reserve the waterfront land for parks.

Proponents of the question will try to drive home the message that this question is very different and that there is a quantum leap from the idea of reserving the land for parks to developing the land with the powerful Port Authority.

The city will also downplay the Port Authority during the campaign.

"The Port Authority will not be involved at all," Pasculli said when asked about the agency's participation in the upcoming campaign.

"We have not asked them and we do not expect them," the mayor said.

The strategy to keep the Port Authority out of the campaign is primarily based on the agency's poor public image in the city.

The groups who successfully got a referendum on the partnership placed on the ballot, plan to detail reasons why the Port Authority has an image problem.

They will try to convey to voters that the bi-state agency,

by its enabling legislation, is above the law, thus difficult to control and extremely powerful in court if the city and the authority enter litigation.

The groups are expected to highlight, as a way of questioning public trust in the development deal, a side agreement Pasculli signed with the Port Authority last Dec. 30 unbeknownst to the City Council, in which the city promised to return millions of dollars to the agency within 15 working days if their agreement collapsed.

Failure to return the money would mean that the Port Authority would hold a second mortgage to the waterfront land. Dan Tumpson, a co-founder of SHOD, recently reported to a dumbofounded City Council.

While the Port Authority suffers from an image problem, the community groups are also aware that their coalition is often reduced to one word: "SHOD."

Members of SHOD are active in challenging the development deal but they are concerned that the city has painted them as a one-issue group whose members are extremists and not in touch with mainstream Hoboken.

The groups are expected to announce a new name for their coalition as a way of broaden-

ing their focus and constituency. The name change will also serve to promote positive ideals — such as good health — to erase the idea that SHOD's purpose is to obstruct.

The groups, which encompass members of SHOD as well as the Campaign for Housing Justice, Citizens for Sane Downtown Development and the Tenants Rights Action Committee are also meeting with elected officials to broaden their scope.

Second Ward Councilman Joseph Della Fave could not, as a mayoral candidate, formally form a coalition last year with SHOD, which was running two candidates for the City Council.

Although Della Fave voted against the city's partnership with the Port Authority because he objects to the financial schedule as well as the mass of the development, he said that the SHOD group was too rigid in terms of its attitude toward development.

But now that SHOD has joined forces with several other community groups, it appears to be more willing to compromise. Della Fave and other elected officials said that the key to the coalition's success in passing their referendum will be its ability to be flexible and offer a reasonable alternative.

Residents are fuming over planned gasifier

By Jo-Ann Moriarty
Journal staff writer

Objections to a proposed gasifier which would burn Hoboken sludge accelerated yesterday during a visit by two environmental groups.

Passers-by lined up outside Hoboken City Hall to sign petitions being circulated by Greenpeace, an international environmental group, the Grassroots Environmental Organization, a New Jersey-based group, and members of the Hoboken Environmental Committee.

Doug Foulsham, dressed in a dark business suit and on his way home from Wall Street yesterday to be with his four-month-old baby, said that gas-

ifier is the first issue in Hoboken with which he will get politically involved.

"We are pro-recycling," Foulsham said. "We feed the homeless through a program in our church. We are very concerned about keeping the air clean."

Similarly dressed, Sean Munroe, who also works on Wall Street, broke his quick step to sign the petition. "I don't think there was enough discussion to justify the plant," Munroe said. "It was shoved down our throats."

Leslie Dwyer, an administrator at Columbia University who grew up in the Cape Cod area of Massachusetts, said she

just realized sunsets are more beautiful in New Jersey because "they light up all the chemicals in the air."

Just moved to Hoboken, she will also join the movement to abolish the incinerator. "This is the first political issue me and my parents actually agree on," Dwyer said.

Although her mother is active in Fourth Ward politics, 17-year-old Wanda Roman, who was born and raised in Hoboken, had never joined a cause until yesterday.

"I want to be personally involved because the environment is slowly deteriorating," Roman said.

The two environmental groups are on a state-wide bus tour demonstrating against gasifiers or incinerators and promoting alternatives to disposing of sludge, the residue of sewage treatment.

A gasifier with a 100-foot tower to burn the residue of the secondary wastewater treatment plant is targeted for Hoboken as part of a plan to treat sewage from Hoboken, Union

City and Weehawken. But the Hoboken-Union City-Weehawken Sewerage Authority is embroiled in a lawsuit because it has refused to sign a final contract with the Terminal Construction Co. of Wood-Ridge to build the gasifier.

The sewerage authority, which was empowered last year, said it inherited a second-year sewage treatment plant from the Hudson County Utility Authority before it had enough time to have its experts review the plan for the treatment plant and the gasifier.

The authority believes there are cheaper and safer ways of disposing of sludge. The gasifier is part of a \$95 million plant upgrade ordered by the federal Environmental Protection Agency, which sued Hoboken to force compliance with the Clean Water Act. But even with assurances from the state Department of Environmental Protection and a \$30 million EPA grant, the sewerage authority is unconvinced that the gasifier is the best method of disposing of sludge.

Emissions are expelled

through a 100-foot smoke stack equipped with scrubber to remove toxins and pollutants. Greenpeace member Fred Munson noted that Philadelphia cleans sludge through an environmentally safe composting and irrigation system.

Frank Leanza, attorney for the tri-city sewerage authority, said that the authority has a July 20 court date to show good reasons for refusing to sign the final contract.

The sewerage authority's refusal to sign the contract has been supported by the mayors of the three communities. Now residents are organizing to stop the gasifier.

Joe Sivo of Union City said that he lives above the Fourteenth Street Viaduct, which means "my nose will be 30 feet above the tower when I open my door in the morning."

Rose Natoli, born 78 years ago in Hoboken where she was raised, helped distribute petitions. Although her generation predates the widespread environmental movement, Natoli said, "I like clean air and good water."

Environmental activists protest proposed sludge-burning gasifier

Continued from Page 1

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John Jacob Astor's Hoboken villa, left, as it looked circa 1890. The building on the right probably replaced the villa around the turn of the century.

Hoboken was an island in the 18th century

In 1784, Col. John Stevens acquired Hoboken, and began his family's long association with that locality. The land Stevens acquired was a far cry from what we know today as the city of Hoboken.

In 1784, the name "Hoboken" referred to an island that fronted, in the east, on the Hudson River, and was cut off from lower Jersey City to the south, Jersey City Heights to the west and Weehawken to the north by streams and marshland.

Only about half of the present-day city stands on old Hoboken Island; the other half is built on landfill that covers the old swamp.

Before the American Revolution, Hoboken Island was owned by a William Bayard, who maintained a prosperous farm, mill and brewery on the island. Bayard built a large summer residence for himself — in winter, he lived in Manhattan — on a prominent rise on Hoboken Island.

He called the rise Castle Point. In 1775, he also established a ferry from Hoboken to New York. A stagecoach line ran from the ferry to Hackensack.

During the American Revolution, Bayard was a Tory — a supporter of the British. His home, farm and mill were destroyed by American raiders during the war.

The ferry and stagecoach line suspended normal operations. Bayard, like most Tories, forfeited his land at the conclusion of the Revolution. The Hoboken that Stevens acquired in 1784



TED CONRAD

was then desolate and deserted. Stevens built a new house for himself and his family on Castle Point, and restored and landscaped Bayard's old gardens and orchards. Stevens however, was a shrewd investor and businessman, and saw greater potential for Hoboken than being merely his personal estate.

He believed that his land, just across from Manhattan, had vast potential for development. His first effort to exploit this potential was to revive and improve the Hoboken ferry. Stevens' interest in the ferry led him to experiment with steam power, work that made him an equal of Robert Fulton's in the development of the steamship.

In 1804, Stevens had some of his land surveyed and offered for sale in relatively small lots. It was his hope to develop an exclusive residential community of summer and year-round homes.

In the early 1820s, Stevens created a large park and resort on Hoboken, the Elysian Fields. The resort, with beautifully landscaped gardens and pathways, athletic fields, pavilions and restaurants became a favorite attraction, and helped entice not a few well-off New Yorkers to build summer villas in Hoboken.

One such villa was built by John Jacob Astor in 1828. He had made his initial wealth in the fur trade. By expanding into trade of

all sorts of goods, and by investing in real estate, Astor had become one of the richest men in the young United States.

Astor's house was adjoined by a large garden filled with exotic shrubs and flowers brought from overseas by the captains of his merchant fleet. Astor mixed freely with the crowds who came to Elysian Fields. He was often seen strolling the walkway that Stevens had built along the riverfront.

Occasionally he was seen dozing on a bench along the walkway.

Astor was a great admirer of the theater, and he often entertained the famous actors and actresses of his day. He was also friends with a number of well-known authors — perhaps most notably Washington Irving, who was a frequent visitor to Astor's Hoboken villa.

Astor lived in Hoboken for the better part of three years. In 1831, he left for an extended trip to Europe; he never returned to Hoboken. Astor's villa is seen in our old photo, circa 1890. The photo is courtesy of People's Photo Service in Hoboken. The villa stood at what is now the southeast corner of Washington and Second streets.

The building seen in our present photograph most likely replaced the old villa around the turn of the century. Some observers suggest, however, that the building actually is the old Astor villa, greatly altered and enlarged.

During the Hoboken Waterfront Arts Festival on June 10 at Erie-Lackawanna Plaza, free walking tours of Hoboken will be held every two hours. Sponsored by the Hudson County Office of Cultural and Heritage Affairs, in conjunction with the Hoboken Historical Museum, the tours will leave from the office's table at the fair.

ROD spared wipeout, spoils HCDO sweep

Drasheff derails Cappiello 'comeback' in race with few surprises

By Greg Wilson

The 1990 Freeholder primary yielded seven yawns, one surprise and one surefire recount and seems unlikely to loosen the Hudson County Democratic Organization's (HCDO) stranglehold on the county's governing board.

All nine Democratic candidates are expected to win easily in the November general election in Democratically-strong Hudson County.

Led by party chairman Joseph Panepinto and Jersey City Mayor Gerald McCann, the HCDO enjoyed several routs but lost the Second District seat to Regular Organization Democrats' (ROD) candidate Louis Manzo. That race was being played up last week by the ROD as a symbolic vote of no confidence for the HCDO, but Panepinto extended a welcome to Manzo in a call for party unity.

A recount is sure to follow the close Fifth District race, in which incumbent Anne O'Malley apparently edged big spender and independent Arnold Bettinger, 2,385 to 2,336. But those results were unofficial, and Thursday Bettinger was still not conceding defeat.

In Bayonne, current Freeholder Chairman Samuel Kaye won handily, 3,051 to 726 over Dale Campbell. Republican Herman Belkoff tallied 214 votes to win the meaningless GOP nomination.

D'Elia drops the baton in Second

Manzo's victory over Lynette D'Elia came by a 2,828 to 2,329 margin. D'Elia and Fifth District HCDO candidate Bob Drasheff were the only non-incumbents on the HCDO slate. Two-term Freeholder Marilyn Roman, also the Jersey City City Council chairman, announced earlier this year that she would step down. Roman and McCann groomed D'Elia, an aide to Greenville Councilman Vincent Signorile, to succeed Roman.

But Manzo was arguably the ROD's strongest candidate, having built a name for himself as Jersey City's controversial chief health inspector. A longtime enemy of McCann, Manzo enlisted yet another McCann adversary, Jersey City Councilman William O'Dea, as his campaign manager. Several insiders believe the victory was as much O'Dea's as Manzo's. O'Dea reportedly has mayoral aspirations, though he promised reporters he would allow Manzo to bask in the glow of his win rather than talk about the mayoralty of the state's largest city.

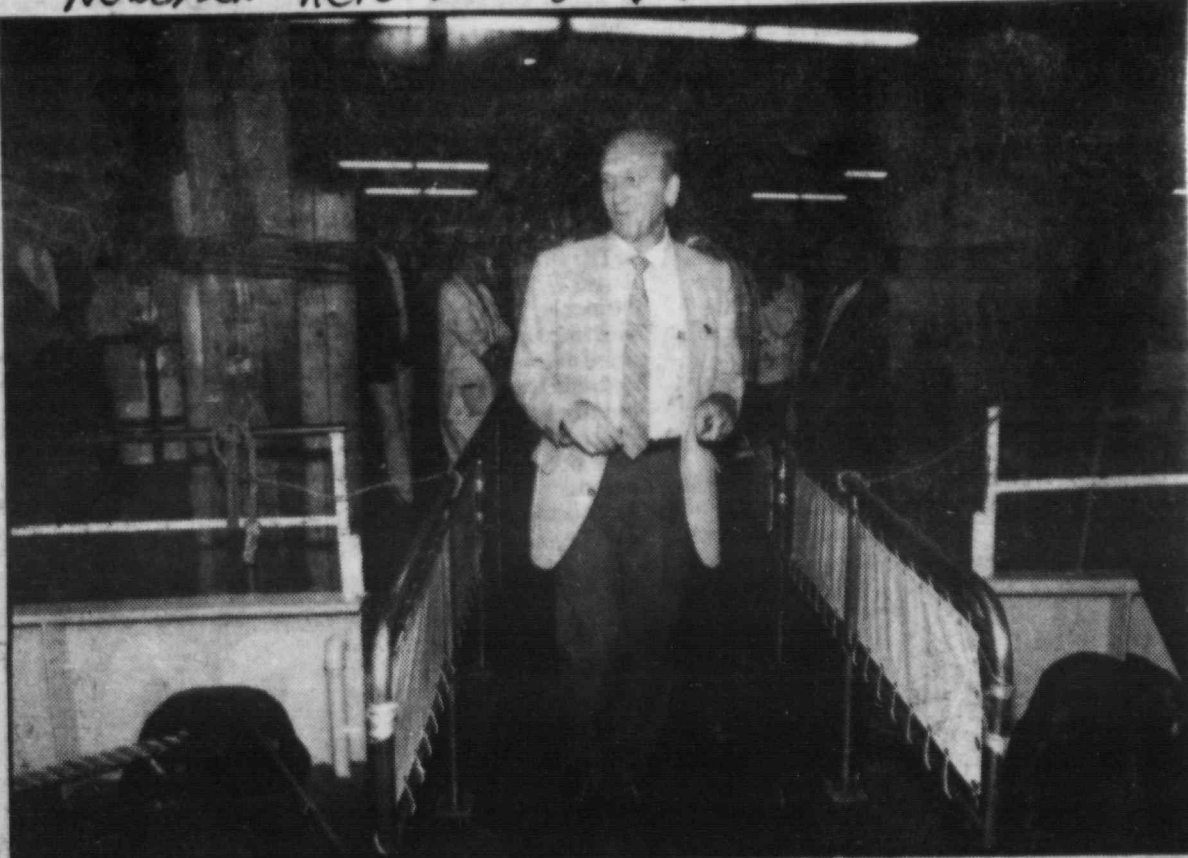
Like the Dems, the GOP had two slates competing for nominations. Philip DeCresce of the Hudson County Republican Party (HCRP) edged out Hudson County Republican Organization (HCRO) candidate Jack Lopez, 136 to 134 for the Second District nomination.

Cunningham on Braker's horizon?

In the largely minority Third District, incumbent William Braker defeated ROD slatemember Arlene Lyles by a 2,411 to 875 count. Though some black leaders predicted Braker would be hurt by aligning with McCann, who is portrayed by his enemies within the black community as insensitive to blacks, the margin of victory would seem to refute this perception.

But the ROD slate was hurt by poor organization in the Third District. Lyles was a late fill-in for Hassan Abdullah, who dropped out of the race two months ago. Braker could still face a November challenge from former Freeholder Glenn Cunningham, who has filed as an independent and is miffed at Braker for lining up with the HCDO.

Eleanor Jordan Nixon's 117 votes bested Jerome Levy's



WALKING THE PLANK? Councilman Steve Cappiello suffered an elective loss in the Democratic primary for freeholder on Tuesday; he was bested by organization candidate Bob Drasheff. Cappiello supporters said the loss snuffs Cappiello's hopes for a mayoral return. Cappiello says wait and see.

Colon coasts in Fourth

Nidia Davila-Colon got the Fourth District nomination in a bitterly-contested, three-way race. Colon, an aide to Congressman Frank Guarini (D-Hudson), garnered 2,569 votes to the ROD's Frank Lorenzo's 1,394. Independent Janice Monson received 606 votes. Several observers were surprised at Colon's easy victory as well as Monson's low total. Monson, an activist in downtown Jersey City for the past 12 years, complained that Colon campaign workers were replacing her posters with their candidate's, a common practice. Lorenzo said he and Monson split the anti-Colon vote, hurting both candidates.

Maybe if he'd spent just a little more

Bettinger, who spent between \$150,000 and \$200,000 in an attempt to win the \$25,000 per year post, ran an aggressive ad campaign criticizing O'Malley for her stance on taxes. But O'Malley countered in the 11th-hour with a letter written by her daughter and sent to thousands of Fifth District voters which portrayed Bettinger as a campaign bully.

ROD candidate and Jersey City fire fighter John Brzozowski finished a distant third with 557 votes. Neil Schulman, Jersey City Republican Party chairman, won his party's nomination with a 287 to 234 victory over Robert Hennessey.

The HCDO took away Weehawken's representation on the board when it announced Sixth District incumbent Frank Pizzuta would not be asked to run. The sixth, which includes parts of Weehawken, Union City and Hoboken, was won by Hoboken Assistant City Clerk Robert Drasheff. Drasheff edged former Hoboken Mayor and one-time Freeholder Chairman Steve Cappiello, 2,213 to 1,619.

Lazaro O'Farrell beat Aurelio Guas, 410 to 383 to grab the

Sewerage authority disputes allotments

By Jo-Ann Moriarty
Journal staff writer

A Hoboken residential development was briefly held hostage last night to underscore a growing dispute among members of the tri-city sewerage authority who want to settle a sewerage issue that will directly affect the construction industry.

The controversy erupted when two Union City commissioners on the Hoboken-Union City-Weehawken Sewerage Authority voted against allowing

Hoboken developer Joseph Barry to hook up the sewer lines from his Observer Highway and Hudson Street projects to Jersey City lines, which pump waste to Passaic County for treatment.

Authority Chairman Richard Wolff had requested several conditions to Barry's request, including that the authority absorb no cost.

Hoboken Law Director Eugene O'Connell sent Wolff a letter stating that "the city of Ho-

See SEWERAGE — Page 8

Sewerage authority disputes allotments

Continued from Page 1

boken will pay the cost of constructing the pipe and pump to divert its line to the Jersey City line."

Barry, after the meeting, said he would pay construction costs but declined to explain the arrangement with the city, saying it is "very complicated."

An existing agreement between Barry and the city obligates the city to become responsible for the 115-unit Observer Highway project if Barry is unable to get a sewer

hookup or exemption from a state hook-up ban.

Barry, who owns Applied Housing, needs to divert the sewage because of a citywide sewer hookup ban imposed by the state Environmental Protection Agency, which sued Hoboken to force compliance with the Clean Water Act.

Without the hookups, developers cannot get occupancy permits for their buildings.

The tri-city authority was formed last year and began overseeing the upgrading of the Hoboken waste water treatment plant, which treats the communities' sewage. The \$95 million project will remove 80 percent of the impurities from waste water.

With the upgrade in secondary treatment, the state Department of Environmental Protection will allow more sewage into the system.

Union City Authority Commissioners Abraham Antun and Bruce Walker had voted against the Barry diversion. They are displeased by the authority's not having decided how to divide the increased sewage capacity among the three communities.

"This is an economic issue," Walter said during a recess. Every gallon allowed into the system means new development, he said.

Despite assurance by O'Connell that Hoboken would count the 50,000 gallons Barry would add to the system as part of Hoboken's share, Antun and Walter wanted to delay the project until a formula is struck calculating what each community may add to the system.

Barry said he needs the authority's OK to secure approval from the DEP. He said he could not wait until the tri-city authority agrees on a sewage flow formula because he is racing a June 28 deadline for a state loan and federal grant.

Noting that the 50,000 gallons is insignificant compared to the 22 million gallons that will eventually be added to the city, Wolff accused the Union City commissioners of politicizing the Barry project.

"I think it is very unfair that Mr. Barry's project is made into a political football. I think it is unfortunate that Mr. Barry's project is going to be held up," Wolff said.

Antun and Walter insisted that they were only concerned about Union City's interest and wanted to force the rest of the authority into settling the allocation formula dispute.

With Antun and Walter voting against the request, the measure failed by a vote of 4-2 with one abstention. Five votes are needed for money issues.

Hoboken Commissioner Frank Raia abstained because of possible conflict of interest since he competed against Barry for the Observer Highway project. After a recess, the authority reconsidered with Raia seconding the motion and voting affirmatively with the other commissioners.

Hoboken waterfront vote going to Supreme Court

By EDWARD K. SHANAHAN
The Hudson Dispatch

HOBOKEN — The state Supreme Court will decide whether residents here have the right to vote on the city's \$30 million waterfront development agreement with the Port Authority.

The court decided Monday to hear the city's appeal of an appeals court decision ordering a public referendum on the waterfront deal. The vote is set for July 10.

Attorneys for the city and the deal's opponents said they were surprised at how quickly the high court agreed to consider the case.

"It's highly unusual for the court to hear a case on such short notice," said Ira Karasick, the local attorney representing the deal's detractors. "I would imagine the purpose of hearing it June 26 is to rule on it before the July 10 election."

City Law Director Eugene O'Connell said he was pleased with the court's action.

"The sooner they hear it, the better," O'Connell said. "This is incredibly quick. Usually cases take years to get to the Supreme Court."

In April, the Appellate Division of state Superior Court ruled that city officials were wrong when they refused to accept petitions collected by opponents of the deal calling for a special election.

The appeals court decision reversed two prior rulings by Judge Severiano Lisboa of Hudson

County Superior Court in Jersey City.

The City Council approved an ordinance authorizing the deal in December. That action sparked the petition drive, which was put together by a group of people who believe the city is not getting the best deal for the 32-acre southern waterfront property.

Under the partnership agreement, the Port Authority of New York and New Jersey has a 50-year lease on the property and is responsible for finding developers to build more than 3.5 million square feet of office, residential and commercial space.

The authority has already made a \$7 million lease payment to the city and is scheduled to pay another \$3 million later this year.

Karasick and O'Connell said the Supreme Court appears to be paying particular attention to whether the authority is exempt from the powers of local government.

"The court seems to be looking at another issue that wasn't addressed by the Appellate Court," O'Connell said. "That issue is 'does the special legislation that created the Port Authority preempt the referendum procedures contained in the Faulkner Act?'"

Karasick said he is confident the Supreme Court will uphold the referendum. "Our case is solid," he said. "But I'm not especially happy they took the appeal."

A 'bar fight' has historic implications

Tavern's challenge to the law voids Hoboken commission

By Jo-Ann Moriarty
Journal staff writer

A fight between a bar and City Hall in Hoboken has knocked out the city's historic district commission and governing ordinance.

Ed Harrigan took on City Hall recently when he received a summons charging that the facade of his Washington Street saloon violated the city's historic district ordinance.

His challenge brought to the forefront a well-known belief around City Hall that the historic district ordinance is invalid because it predates the 1985 state enabling law.

Law Director Eugene O'Connell said the summons was withdrawn before it was heard in court because he agreed with Harrigan's attorney.

Now the City Council plans a public hearing in two weeks on the proposed ordinance to bring the local statute in compliance with state law.

Harrigan, whose business partner is the wife of School Trustee Perry Belfiore, received a summons because the historic commission objected to the wooden exterior applied to the building at Second and Washington streets, directly

across from the Brass Rail. "He doesn't have any sensitivity at all," said Helen Manogue, who chairs the commission.

"He put on the wrong material. It was suppose to look similar to Sparrow's (a nearby liquor store). The final product belongs in Montana not in Hoboken's historic district," Manogue said.

Harrigan, who likes the way his bar looks including the sign, "Harrigan's," notes the nearby area includes Burger King, Domino's Pizza, Dunkin Donuts, Rite Aid and Quick Chek. Manogue said some of those businesses predate the 1978 local law and others represent compromises between the commission and store owners.

The historic district stretches only from Observer Highway to Fourth Street, although City Council President E. Norman Wilson has formed a committee to study extending it, possibly citywide.

Belfiore, who is supervising ongoing construction, said Manogue is not upset because the facade is displeasing but rather because "there was a divergence in the plans and she didn't like it."

See HISTORIC — Page 4

Historic district challenged

Continued from Page 1

He said that the plank wood used on Harrigan's is expensive and will expand and contract with the weather, unlike the plywood used at Sparrow's.

"They want to make downtown Hoboken plywood-city," Belfiore said.

Harrigan hired Salvatore E. D'Amelio, ex-law director, who argued in court papers the 1985 state law gave cities the power to adopt local laws establishing historic districts and commissions. He claimed that the existing ordinance is not valid.

Attorney Thomas Calligy of the Law Department said the existing ordinance "was never contested."

"A lot of people didn't think the commission had any authority but out of deference to the commission, they complied," Calligy said.

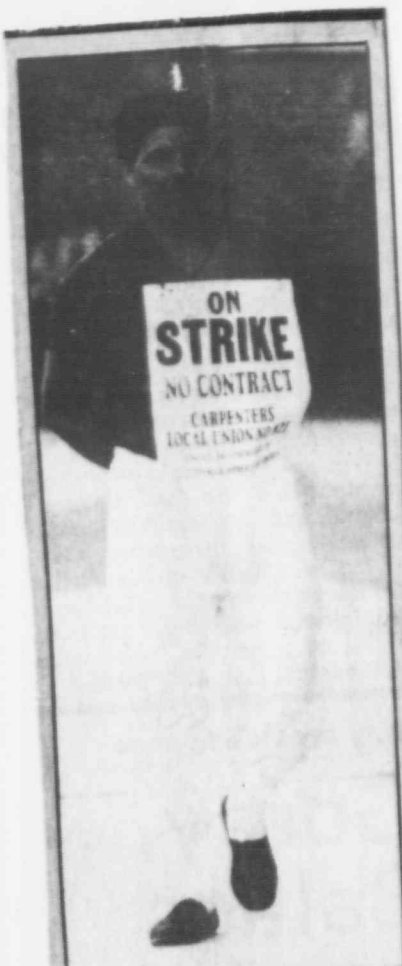
While Belfiore said, "This is Helen Manogue's grandstand and she just found out the soap

box she was standing on was on quicksand," Manogue was grateful the new ordinance is being moved on the council table. She has been frustrated that the proposed 40-page ordinance the commission spent years drafting has been on the council table since last fall.

"We may have lost a building but we've gained an historic district" with the complaint, Manogue said.

Among other things, the new ordinance will clarify the historic commission's role with the planning and zoning boards. It will establish language controlling signs, create an historic district officer, set aside a line in the budget for funding and set up a schedule for fees.

"We must pass the ordinance or else such desecration to the historic district will continue," Manogue said, adding that others like "Harrigan and D'Amelio will be thumbing their noses at the historic commission."



ALBERTO GUZMAN
Walking the picket line.

Strikers hint at trouble

By EDWARD K. SHANAHAN
The Hudson Dispatch

HOBOKEN — Striking union workers at LMT Steel Products Co. warned that the week-old labor dispute could turn "nasty" after their picket line was crossed for the first time yesterday.

The strike has been peaceful so far, but police were called in yesterday morning to quell a minor disturbance which began when workers tried to stop a truck from making a pickup at the factory.

A spokesman for the workers — about 80 members of the United Brotherhood of Carpenters and Joiners Local 821 — vowed to block future shipments from LMT.

"That's the first orders that went out since we've been on

STRIKE

CONTINUED FROM PAGE 1

strike," said Mike Ramirez, a union shop steward. "If they try it again, things are going to get nasty. We didn't get physical this time, but we might."

The workers, who walked off the job June 1 after their three-year contract expired, say the company is trying to dismantle their pension plan and win other contract concessions.

LMT representatives maintain the company is financially strapped and can't afford any wage or benefit increases.

There have been no negotiations between the two sides since the strike began. Management originally offered employees a one-year extension of the previous pact, but that proposal was rejected.

In a June 7 letter to union officials, LMT partner Harry Teitelbaum outlined the company's dire financial situation.

"Please be advised that, due to heavy financial losses for the years 1988, 1989, and so far into 1990, LMT Steel Products has decided to go out of business," wrote Teitelbaum. "It is our intention to finish the jobs in progress and close the shop."

Teitelbaum offered to extend the expired contract — with a 25-cent-per-hour increase — until the in-house work is finished.

Ramirez and other workers say they think the company is trying to hoodwink them by pleading poverty.

"They say they're planning to go out of business, but I don't believe it," Ramirez said. "They don't say how long it's going to take to finish those jobs. They got an order for 2,000 doors to do right now that would take two to three years to finish."

Teitelbaum's brother, Joseph, declined to comment on the strike yesterday, except to say: "If it continues, we're going to have to go broke."

Ramirez, who has worked for LMT for seven years, said he realizes the strike could add to any financial problems the company may be facing.

"They're not guaranteeing us anything, so let them close up," he said. "I know it won't be easy to find a job in this place shuts down, but sometimes, you have to make a stand."

Top court to rule on referendum

Continued from Page 1

sey legislatures in the early '80s that allowed the bistrate agency to enter into a waterfront development in Hoboken.

"The court has asked about a constitutional tension between the (New Jersey) Faulkner Act (which governs municipalities) and provides for a referendum and the Port Authority legislation," Karasick said.

"In other words, is the Port Authority so powerful over municipalities that it gets what it wants?" Karasick asked. "There is no tension. All the legislation that deals with waterfront projects require municipal consent. Frankly, I think the city has taken this so far because they are very scared that the people are going to vote it down."

Babineau and city Law Director Eugene O'Connell claim that if the Supreme Court sides with the city's position that the waterfront development is not subject to a public vote, there will be no election July 10.

The scheduled election has one public question on the ballot asking voters if they want to develop the waterfront with the P.A. Karasick said that to prevent the election "would be a frightening intrusion into the people's right to decide."

After the mayor and City Council signed a 50-year partnership agreement in December with the P.A. to develop the piers, several community groups conducted a petition drive asking for a public vote.

They believe the agreement is a bad financial deal and are critical of the bistrate agency because its anti-pir-

ing language prohibits New York companies from moving their headquarters to New Jersey.

The city refused to accept the petition last December based on a legal opinion from the Law Department that the public cannot legislate zoning and development. That opinion was supported by Superior Court Judge Severiano Lisboa.

But in its eight-page decision reversing the lower court's ruling, the appeals court said the public should have the opportunity to vote on the agree-

ment between the city and the P.A. because it would significantly change Hoboken.

"On its face, the ordinance is one which fairly invites involvement of the public at large, for it authorizes a project whose location, size and nature will long and significantly affect the style and quality of life in the community," the ruling stated.

The ruling also states that "the legislature has not explicitly restricted resort to the referendum power with respect to redevelopment plans."

State court will rule on waterfront vote

J.J. 6-14-90
By Jo-Ann Moriarty
Journal staff writer

The New Jersey Supreme Court will decide if a July 10 election seeking public approval of Hoboken's waterfront partnership with the Port Authority of New York and New Jersey will be held as scheduled.

The court will hear arguments June 26 and is expected to rule whether the city's development plan with the P.A. is subject to the referendum process, city attorney Anne Babineau said yesterday.

The Supreme Court granted a speedy hearing at the request of Mayor Patrick Pasculli after a state appeals court ruled Hoboken residents have the right to vote on the partnership.

"What will be decided is whether this (a comprehensive waterfront development plan) is an appropriate subject for referendum," said Babineau.

She contends that the P.A. statute and other court cases

prove that the waterfront development is exempt from the referendum process.

"The redevelopment process is not easily reduced to a 'yes' or 'no' answer. There are a lot of parts to the agreement and all those things have to be weighed and balanced. It requires a lot of study and that is what the council, which represents the people, did in this case," Babineau said.

In siding with a coalition of community-based groups critical of the partnership with the P.A., the appeals court last month ordered the city to accept a petition asking for a public vote on the contract with the agency to build a 3.2-million-square-foot development at the southern end of the city.

Ira Karasick, attorney for the community coalition, said his instructions from the Supreme Court clerk indicate that the court is interested in the enabling legislation passed by the New York and New Jer-

See TOP COURT — Page 6

Ninth-graders pass skills test first time

J.J. 6-13-90
By Jo-Ann Moriarty
Journal staff writer

Hoboken High School ninth-graders have passed the state's basic skills test for the first time since the state began keeping records five years ago. Walter Fine, school superintendent said yesterday.

Last year's ninth-grade class missed passing by .5 in the writing portion of the test. A school must achieve no less than a 75 percent passing rate in writing, math and reading in order to get an overall passing grade.

Last year's 74.5 writing score was improved to 80.3; the math score climbed from 76 to 83.5 and the reading fell from 94.2 to 91.4.

Passing grades were also achieved this year by the sixth- and third-grade classes, according to results released by the New Jersey Statewide Testing System.

"I'm ecstatic," said High School Principal Charles Tortorella. "There was no magic formula. Hard work brought success. I think success breeds success. Right now I am motivated to work twice as hard next year."

Of the 198 ninth-graders who took the math test, 90 or 45.2 percent scored between 89 and 100; 118 or 60 percent scored between 81 and 100 on the reading test; and 36 or 18 percent scored between 89 and 100 on the writing test and another 123 earned grades of 77 to 88.

Marie Cassesa, a parent who represents the high school at the district advisory council which meets monthly with the superintendent, said she was happy "but not surprised."

"I have seen how much the teachers and students are putting in to improve the school system," she said. "The schools are giving the message to the parents that the home is responsible for the children's school work and that the work has to be reinforced at home."

"The message is starting to get across and that has helped," she said.

The state requires that 75 percent of the ninth-, sixth- and third-graders pass tests in reading, math and writing. The state limited testing to those grades for economic reasons.

"I am very, very happy but

See LEVEL III — Page 4

Level III may be ended

Continued from Page 1

always cautious because each grade is different," Fine said. "I can never assume the scores of one class can predict the next year but we must be putting something into place because we made a gradual growth and followed a three-year plan."

Hoboken fell into Level III of state scrutiny, the final step before a state takeover, in 1987 when only 72 percent of the ninth-graders passed the reading test, 60.1 percent passed the math test and 53.6 percent passed the writing test.

Since then, the school district has been working with the office of Louis Accocella, Hudson County superintendent of schools, in developing goals and objectives to better educate the students.

Fine said he will request Hoboken be removed from Level III.

The passing grades for the third- and sixth-graders are a citywide average of the test marks, Fine said, adding that, except for one school, all third- and sixth-graders in the five elementary schools achieved scores of at least 75 percent.

According to the average for the citywide testing of sixth graders, 86.2 percent passed the reading test, 83.5 percent, the math test and 86.2 percent, the language test.

Of third-graders tested, 91.2 percent passed the reading test, 81.8 percent, the math test and 91.2 percent, the language test.

Francis McGorty, assistant superintendent, points to new

programs as reasons for the passing grades.

Specifically, he noted the new alternative program in which students in danger of dropping out are assigned to a more relaxed instructional atmosphere that stresses what is learned rather than how it is learned.

McGorty also credited the "core" program in which 100 average students are assigned to four teachers, who in turn coordinate their lessons so that there is a common thread in the instruction.

For example, a history teacher may coordinate a lesson with an English teacher to depict how current events influenced the writers of the time.

Fine cited staff development programs, student recognition programs, parent involvement and curriculum changes as parts of a plan to bring about a "structured roadmap that could be followed."

Mayor Patrick Pasculli, a public school teacher on leave of absence, said the test scores are a "vindication of our investment in public education and the young people of our community."

"It hasn't been easy funding public education in the last six years while the state continued to reduce our educational aid. But what is in place now is a mechanism for our public school system to go on and become an excellent school district," Pasculli said.

"I am as happy as a school boy bringing home an A plus report card," the mayor said.

Hoboken will pick up builder's sewage tab

Hoboken will finance the cost of diverting developer Joseph Barry's sewage from his Observer Highway and Hudson Street project to Jersey City, Law Director Eugene O'Connell said yesterday.

"We're paying for the pump and piping. It is not a lot of money, \$50,000 or less," O'Connell said.

"He will pay to treat the sewage," O'Connell said.

The Hoboken-Union City-Weehawken Sewer Authority allowed Barry permission to divert 50,000 gallons of sewage each day to Jersey City, which pumps the waste to Passaic County, on the condition that it did not cost the authority any money.

O'Connell said that the city will foot the cost because the Barry projects will add ratables to the city's tax base and contribute affordable housing to the rental market.

An existing agreement between Barry and the city obligates the city to become responsible for the 115-unit Observer Highway project if Barry is unable to get a sewer hookup or exemption.

Barry, who owns Applied Housing, needs to divert the sewage because of an existing citywide sewer hookup ban imposed by the Environmental Protection Agency, which sued Hoboken to force compliance with the Clean Water Act.

Without the sewer hookups, developers cannot receive occupancy permits for their buildings.

The tri-city sewer authority was formed last year and began overseeing the upgrade to the Hoboken waste water treatment plant. The authority oversees a \$95 million project that will treat waste water to 80 percent of purity.

With the upgrade in secondary sewage treatment, the state Department of Environmental Protection will allow more flow of sewage into the system.

Barry, in an interview after the meeting Monday night, told a reporter that he would actually pay for the construction costs but declined explaining the arrangement between the city and him, saying it was "very complicated."

A better story in Hoboken schools

J.J. 6-15-90

The HSPT results in the Hoboken school system — a system which has been in Level III of state monitoring — were much more encouraging. The number of ninth graders passing the writing and reading tests increased to 80.3 percent and 91.4 percent respectively. The percent passing the math test also was up, from 76 to 83.5. (This means that more than eight of 10 Hoboken ninth graders tested passed the math HSPT, compared to fewer than six in 10 Jersey City ninth graders tested.)

Hoboken school officials credited the increase in part to success in giving parents the vital message that they must reinforce at home the work of the school system.

By Hoboken panel

Burner decision delayed

More info sought on incinerator plan

By EDWARD K. SHANAHAN
The Hudson Dispatch

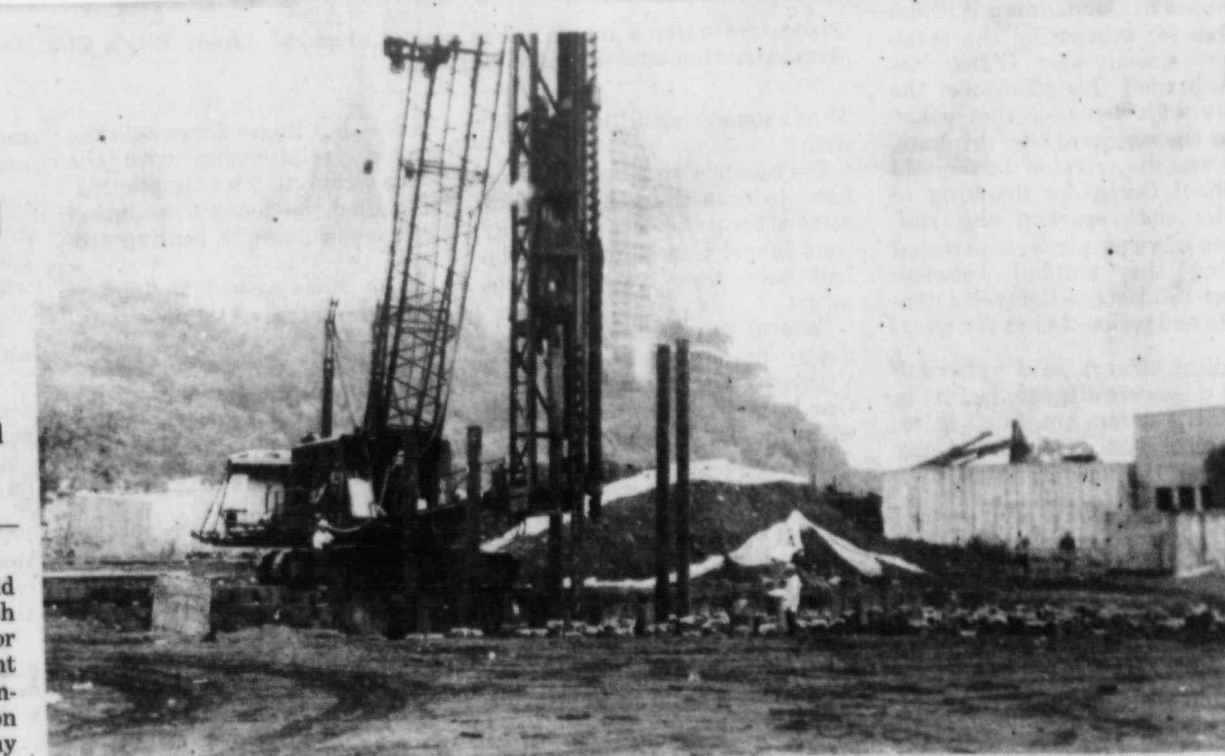
HOBOKEN — Saying they did not know enough about a hi-tech sludge incinerator planned for the city's sewage treatment plant, city Planning Board members last night put off a decision on whether the panel has any control over the facility.

"We need cooperation from a heckuva lot of people if we're going to make a decision on this," said board member Leon Critedes. "I'm not sure why, but we're not getting any tonight."

The board is scheduled to study the matter further at its July 10 meeting.

Richard Laiks, an attorney for Terminal Construction Co., argued before the board's site plan committee last night that the board does not have jurisdiction over the plant.

Terminal Construction has named the board as one of several defendants in a lawsuit the company brought in an effort to get



Pile driver pounds pipes into the ground for Hoboken's new sewage treatment plant yesterday.

DISPATCH 6-15-90

the construction of gasifier started.

Terminal Construction was awarded a \$35 million contract to build the sludge gasifier last fall.

The Hoboken-Union City-Weehawken Sewer Authority awarded the contract contingent on the state Department of Environmental Protection approving the project, but refused to sign the pact when the DEP gave the plant the go-ahead.

The authority has argued that

the gasifier requires either a state solid waste management permit or local Planning Board approval.

Board Attorney George Pappas said last night that the panel could only review the gasifier if its floor space exceeds 5,000 square feet or if it requires 10 additional parking spaces.

Laiks presented the board with designs for the plant, but Pappas said they were useless without someone to explain them.

"We can't make an informed decision without a qualified engineer here to go over these with us," Pappas said. "The board is not able to inform itself."

Board member David Roberts, also a councilman, said he hopes the panel does have jurisdiction over the facility.

"There have been a lot of serious questions raised about this thing," Roberts said. "I think we should take a hard look at it."

Affordable units

Hoboken eyes housing from waterfront money

By EDWARD K. SHANAHAN
The Hudson Dispatch

HOBOKEN — Under an ambitious plan unveiled yesterday, the city will use \$33 million in revenues from the Port Authority waterfront agreement to create 350 new units of affordable housing over the next decade.

The plan calls for the city to issue \$21 million worth of municipal bonds during the next 10 years.

The bond money would be earmarked for either new construction projects or renovation of existing units. A portion of the expected income from the Port

Authority of New York and New Jersey project set aside for repaying the bonds, officials said.

"We are committed to creating more affordable housing in this city," Mayor Patrick Pasculli said. "With this plan, we can use today's dollars to meet today's problems."

The goal is to create 35 affordable units each year, depending on how much money comes in from the authority project.

"In difficult years we might have to hold back," said Councilman Edwin Duroy. "But in good years, we could go for more. Our goal is 350."

The affordable housing plan

has been in the works since the City Council approved the lease agreement with the authority in December.

After the agreement was assailed by critics who said it did not include any low- or moderate-income housing, the council passed a resolution which devoted a portion of the city's revenue to building affordable housing.

The waterfront agreement is scheduled to go before the public on a special election ballot July 10. The state Supreme Court is expected to rule before then whether city residents have the right to vote on the deal.



PATRICK PASCULLI
Confident the money will come

"If the revenue is not forthcoming, the program will be delayed," Pasculli said. "But I'm confident the money will come in, and affordable housing has always been an important element of our waterfront development."

PA funds for housing

Pasculli proposes 350 low/mod units as referendum approaches

Hoboken Reporter 6-17-90

By William Hollister

The City Council will consider a plan to spend anticipated revenue from the Port Authority redevelopment project on 350 units of affordable housing in Hoboken.

The proposal, announced by the Mayor's Office, calls for issuing \$21 million in 10-year municipal bonds to finance an anticipated \$33 million from the revenue stream of the Port Authority deal.

Mayor Patrick Pasculli says the plan is a needed infusion of money for the creation of new affordable housing in Hoboken. The move seems to show confidence by the administration that the upcoming July 10 referendum on the PA deal will second the city's agreement to develop the southern waterfront. If the anticipated revenue is diverted, Pasculli says there are other means of generating the necessary capital.

Ira Karasick, a housing advocate and the attorney representing the Waterfront Petitioners opposed to the PA deal, does not think there will be significant revenue from the waterfront project after the initial payments. Any revenue, he says, will probably go towards supporting the infrastructure of the waterfront development.

But he welcomes the housing idea if it works. "If they are going to make those units available on an equal basis to the community then I applaud those efforts," says Karasick. "I don't want them to tell people into believing there is a sound financial basis if it is not there."

"These appear to be politically attractive platitudes issued just before the city is facing a referendum, but I don't want to deride good intentions if they are there for affordable housing. I question good intentions when the proposal is unrealistic."

Where the money could go

The money would be allocated to a variety of affordable housing projects in Hoboken. Projects include balanced housing/rental rehab grants and housing vouchers, rent subsidy/rehabilitation/unit acquisition, and new housing development on municipally-owned land. The allocations will be distributed among projects based on decisions made by a special City Council affordable housing oversight committee.

The goal for next year is to create 50 affordable standard units using 40 housing vouchers to subsidize low- and moderate-income families.

Last December, when the lease agreement with the Port Authority to redevelop Hoboken's southern waterfront into a mixed-use development with skyscrapers reaching up to 330 ft., was passed in Hoboken City Council by a vote of 7-2, a side resolution was passed calling for 31 million of

the project to be dedicated to the creation 240 units to keep up with the mayor's campaign promise that there would be an affordable housing element in the new southern waterfront development. In the *Principles of Agreement*, the outline from the final agreement presented in April 1989 shortly before Patrick Pasculli defeated Joe DellaFave in the mayoral election, item 'E' calls for "Satisfying any applicable affordable housing requirements from its share of the revenue stream."

No affordable housing ordinance

The idea at the time was to apply Hoboken's Affordable Housing Ordinance (AHO), an existing law that mandates the inclusion of affordable housing in any development in Hoboken, to the waterfront development. That ordinance is now suspended because of legal action brought by the New Jersey Builders Association, which charges that similar ordinances constitute an unfair developers tax. The issue is on appeal to the New Jersey State Supreme Court, but Hoboken's AHO is not part of that case.

During the months between the *Principles* and the final *Lease Agreement* signed by the Port Authority and the city, the AHO was still a law in Hoboken.

A coalition of petitioners last December collected enough signatures to set the Port Authority Lease Agreement to a public referendum. After significant legal challenges, that public vote is scheduled to take place on July 10, unless the State Supreme court overturns an Appellate Court ruling. One of the petitioners' main complaints about the lease

agreement is that the AHO is absent. As a result, the petitioners charge, the waterfront development is destined to become a haven for the rich.

"This in no way ameliorates the outrageousness of the lease agreement, which does not allow any kind of affordable housing on the waterfront, which is mandated by law," Karasick says.

Department of Planning and Community Development Director Peggy Thomas says the \$31 million resolution was necessary because of the legal problems with the AHO. Furthermore, she says, the AHO has been ineffective legislation, having been unable to help create affordable housing in Hoboken. She says there is a committee that is currently revising the law which will issue a report in the next few weeks.

"Don't look for the Affordable Housing Ordinance to be a solution to Hoboken's housing problem," says City Councilman Edwin Duroy, who is on that committee.

Thomas says the city has been successful in creating affordable housing through other means. Since 1988 there were four projects initiated to create 186 units of low- and moderate income housing. Observer Park (23 low and moderate income units with 92 middle income units), Columbian Arms (67 units for elderly low- and moderate-income residents), Hudson Square North (30 units of low- and moderate income and 120 units of middle income housing), and rental rehab and balanced housing (66 units for low and moderate income tenants and 54 "section 8" vouchers, two middle income).

All this has been provided through a mosaic of federal and state grants and loans for affordable housing. In Hoboken 29 percent of Hoboken's housing stock is governmentally regulated for low- and moderate income housing. There is also a sound rent control ordinance designed to keep rents affordable in the city. There are 3,116 units of federal or state subsidized low- and moderate-income housing, which includes 352 units of elderly housing, 269 section 8 housing vouchers, 30 HoDAG and UDAG units. In addition there are 1,353 units of public housing, including 450 units of elderly housing.

Pasculli has a housing plan but critics say it's politics

Continued from Page 1

the municipal land along the southern end of the city with the P.A.

The election is the result of a public protest to the 50-year agreement the City Council allowed the mayor to sign Dec. 27.

Coalition for a Better Waterfront member Steve Busch, a former rent board member and active with the Campaign for Housing Justice, said the city has received \$10 million from the P.A. in the last two years and none of that money was earmarked for affordable housing.

"Pasculli could do more for affordable housing if he directed his rent board to uphold and enforce the rent control ordinance," Busch said.

The partnership agreement with the P.A. was criticized by other members of the City Council because it did not include the city's affordable housing ordinance.

Instead, the contract places the responsibility of creating affordable units on the shoulders of the city. But Peggy Thomas, director of Community Development, who chairs the city's waterfront development corporation, said that the affordable housing ordinance has never created any units and similar local laws have not stood up in court.

Councilman Edwin Duroy predicts that the administration's affordable housing plan "goes beyond the affordable housing ordinance, which is difficult to sustain in court. This is a full commitment, an ambitious plan that will prove to be a landmark for affordable housing."

Busch said the housing plan is predicated on revenue from the development deal which could mean it fails if the money is not generated.

The Coalition for a Better Waterfront has criticized the

agreement, which relegates the city's share of the development to 25 percent of the profits. Dan Tumpson, a group member, claims the profits will be distributed "after the Port Authority takes its share."

Consequently, the CBW members predict, the city cannot expect to receive the revenue it is anticipating from the partnership.

If the revenue is not at the level the city anticipates, Pasculli said, the city will fulfill its commitment to the plan with money from other sources. The mayor would not elaborate on those sources.

Busch said Pasculli has used all the proceeds from the plan to cut taxes but at the same time has increased local spending.

"We know that Pasculli takes tomorrow's money and spends it on yesterday's debts while increasing spending today," Busch said.

WATER

CONTINUED FROM PAGE 1

By 6 p.m. Saturday, it was clear that the water posed no health risk and the warnings stopped, officials said.

Harrold said a lightning bolt had struck a transformer at 6:42 a.m. Saturday, causing the power

outage at the Boonton plant, which also serves Lyndhurst and West Caldwell.

"Chlorine alarms" alerted workers at the Water Department's monitoring station in Jersey City to the potential crisis,

Harrold said.

By 7:30 a.m., workers were feeding chlorine into the water supply by hand, and power was restored by about 9, restarting the chlorine-pumping machines. Harrold said the water's

chlorine level was checked throughout the day at Brookdale and Little Falls as it made the 26-mile underground journey from Boonton to Hoboken and Jersey City.

"Our tests showed that the water was never unsafe," he said. "The preventive measures we took averted any major problems."

Hoboken and Jersey City police said they were flooded with calls during the weekend by people worried about the water situation. By last night, the calls had slowed to a trickle.

The water alert also led to a run on bottled water at many local grocery stores Saturday.

"We were wiped out by noon (Saturday)," said John Saucedo, manager of the Foodtown at Clinton and Sixth Streets in Hoboken. "People were buying it by the case. I had to get another tractor-trailer load in here to restock."

Chlorine filter KO'd

By EDWARD K. SHANAHAN
The Hudson Dispatch
6-11-90

Nearly 300,000 Hoboken and Jersey City residents were forced to take extra precautions before quenching their thirst this weekend, after a lightning bolt knocked out power at a water-treatment facility.

Police, fire and health officials traveled through the two cities Saturday morning, using loudspeakers to warn residents to boil their tap water before drinking it.

The warnings came after a power failure at

the Jersey City Water Department's treatment plant in Boonton shut down a chlorine-filtering system for several hours, officials said.

Though the chlorine level in the water supply never fell below acceptable levels, residents of the affected communities were advised to take precautions until the extent of the problem was determined.

"Since we didn't know how long it was going to take to get the system back up, we thought it best to alert people that there might be unchlorinated water coming out of

the taps," said Water Department Director Austin Harrold. "As a precaution, we told people to boil the water until we knew there was no danger."

Peter Cohen, Hudson County emergency management director, said the National Guard was standing by to make emergency drinking water deliveries to the area, but was never called in.

"As it turned out, the chlorination never dipped below a passable level," Cohen said. "No one was ever in any danger."

Please see WATER Page 12

Council passes plan to finance housing

By Jo-Ann Moriarty
Journal staff writer

The Hoboken City Council passed an administration-backed resolution last night earmarking revenues from waterfront development for affordable housing.

The resolution offered by Mayor Patrick Pasculli, who did not attend the meeting, was unanimously supported by the council, although some members questioned whether any money will be produced to support the housing.

Peggy Thomas, director of Community Development Agency, said the city would issue \$21 million in municipal bonds during the next 10 years to create 350 affordable housing units either through new construction, rental vouchers or the rehabilitation of existing apartments.

The bonds would be repaid over the next 20 years from money the city expects from a

3.2-million-square-foot waterfront development partnership with the Port Authority of New York and New Jersey.

Councilman Joseph Della Fave wanted more time to examine the resolution because the city should establish a spending plan "before we start putting bonds up."

"We are still waiting here for a budget. We are still waiting here for an overall tax picture. We should be taking a look at the whole picture," Della Fave said.

Councilman Steve Cappiello questioned whether the expected stream of revenue will be adequate to finance the housing plan in light of the city's failing infrastructure.

"Whole blocks of sewer lines are caving in," Cappiello said.

"Sooner or later we have to address the infrastructure. The sewers are getting worse and

See COUNCIL — Page 4

Council passes plan to finance housing

Continued from Page 1

the bills are getting higher and higher," he added.

Thomas said that she understood "there are competing interests" but that the administration was committed toward an affordable housing plan.

Cappiello also criticized creating affordable housing units through construction of subsidized housing because "this city's tax base cannot afford subsidized housing anymore." Instead, he recommended the money be used to make existing buildings comply with housing codes.

Councilman Edwin Duroy, whose ward encompasses the bulk of the city's subsidized housing, lauded the administration's plan as a commitment toward providing affordable units.

"Our intent is to go on record with what we plan to do. Any spending has got to be voted on by the City Council," Duroy said.

"The spending will be addressed annually and the City Council will have the final say," Duroy said.

If the revenue is not available, he said, "there is room for change."

"This council has supported affordable housing. This is the brick and mortar, the meat and potatoes. We are going to put up or shut up. This is a

Pasculli has a housing plan but critics say it's politics

By Jo-Ann Moriarty
Journal staff writer

Hoboken Mayor Patrick Pasculli is expected to present a \$33 million affordable housing plan to the City Council tomorrow night. Opponents call the plan a ploy to support a controversial development agreement with the Port Authority of New York and New Jersey.

The plan will depend on money generated by the waterfront development project. It calls for the city to issue \$21 million worth of municipal bonds during the next 10 years to create 350 affordable housing units either through new construction, rental vouchers

or the rehabilitation of existing apartments, Pasculli said.

The bonds will be repaid over 20 years from money the city expects from a 3.2 million-square-foot waterfront development the city is planning in partnership with the P.A.

"It is extremely difficult to create affordable housing with the state and federal aid drying up," Pasculli said at a press conference last week.

"Municipalities have to be creative to make a strong commitment toward affordable housing now instead of waiting. This (plan) is this administration's commitment to that," the mayor said.

But a housing advocate and spokesman for the Coalition for

a Better Waterfront, which is opposed to developing the waterfront with the P.A., called Pasculli's gesture a campaign event to promote the 50-year partnership contract with the P.A. in the upcoming referendum on the pact.

The mayor countered that the housing plan has been in the works for six months "when we didn't foresee a municipal election. This only articulates the revenue that will be generated for affordable housing from the waterfront."

Hoboken will hold a special election July 10 on one public question asking residents if they want to develop

See PASCULLI — Page 6

Will review proposal

Hoboken board stalls historic-district law

By EDWARD K. SHANAHAN
The Hudson Dispatch
DISPATCH 6-21-90

HOBOKEN — A Planning Board protest prevented the City Council from making the city's central business area a historic district last night.

In a letter sent to City Clerk James J. Farina yesterday, Planning Board Attorney George Pappas explained that state law requires the board to review any historic-district ordinance.

"It would appear that many of the definitions in the proposed ordinance are inconsistent with the definitions in the Zoning Ordinance," Pappas wrote in the letter. Pappas asked the council to give the board 35 days to examine possible discrepancies between the two ordinances.

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The protected area runs roughly from Observer Highway to Fourth Street and from Washington to Hudson streets, and also includes the Erie Lack-

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The commission tried to block the opening of Harrigan's, at Second and Washington streets, because the oak-plank facade did not meet historic standards.

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"She didn't like the texture of the wood," Belfiore said. "That's not a valid objection."

Manogue said the commission uses rules and regulations drawn up by the U.S. Interior Department to decide whether a building meets historic standards.

Ranieri gets \$58G sewage authority job

By James Efstathiou
Journal staff writer

Former Hoboken Councilman Robert Ranieri was named the first executive director of the Hoboken-Union City-Weehawken Sewage Authority at a special meeting last night.

Ranieri, who will earn \$58,000 a year, will take over day-to-day operations of the authority July 1 from chairman Richard Wolff, who has served as unofficial director since the authority was created in 1988.

Wolff said he assumed the responsibilities initially because he did not feel the work load justified paying a director. Lately, however, Wolff said, he has no longer been able to contribute the time required to steer the authority and consequently pushed to fill the position.

Applications for the job were accepted several months ago and Ranieri was quickly identified as the most qualified candidate. However, a standoff over his salary — Ranieri asked for \$60,000 while the authority was initially willing to spend only \$40,000 — held up the appointment.

According to Wolff, it was impossible to find a qualified applicant at the lower figure, leading to the "compromise salary" agreed to yesterday.

"I think I learned a lot about what it takes to attract competent people in the private sector," said Wolff. "We had a great deal of difficulty

finding someone at that level for those responsibilities."

The authority is overseeing a \$95 million federally mandated upgrade of the Hoboken treatment plant, which also serves Weehawken and Union City. The upgrade is years behind the federal government's original schedule, and Hoboken has been fined heavily for the delays.

Ranieri said that lifting a sewer moratorium imposed as a result of the delays and ensuring that the plant meets federal discharge standards until the project is complete are two of his primary responsibilities. "My job is to be the everyday point person for the problems of the commission," said Ranieri.

The former councilman, who last sought public office in an unsuccessful campaign for mayor in 1988, has agreed to resign from his entry-level clerk's position in the Hoboken law department when he takes the reigns of the authority.

Ranieri's first challenge may be to successfully implement and enforce an industrial pre-treatment program the authority is in the process of developing.

Pre-treatment of wastewater originating from industrial users is considered essential to the proper operation of treatment plants.

Hoboken's failure to create such a program while the city ran the plant has been blamed for some of the discharge fines through the years.

PA funds for housing

Pasculli proposes 350 low/mod units as referendum approaches

Hoboken Reporter 6-17-90

By William Hollister

The City Council will consider a plan to spend anticipated revenue from the Port Authority redevelopment project on 350 units of affordable housing in Hoboken.

The proposal, announced by the Mayor's Office, calls for issuing \$21 million in 10-year municipal bonds to finance an anticipated \$33 million from the revenue stream of the Port Authority deal.

Mayor Patrick Pasculli says the plan is a needed infusion of money for the creation of new affordable housing in Hoboken. The move seems to show confidence by the administration that the upcoming July 10 referendum on the PA deal will second the city's agreement to develop the southern waterfront. If the anticipated revenue is diverted, Pasculli says there are other means of generating the necessary capital.

Ira Karasick, a housing advocate and the attorney representing the Waterfront Petitioners opposed to the PA deal, does not think there will be significant revenue from the waterfront project after the initial payments. Any revenue, he says, will probably go towards supporting the infrastructure of the waterfront development.

But he welcomes the housing idea if it works. "If they are going to make those units available on an equal basis to the community then I applaud those efforts," says Karasick. "I don't want them to lull people into believing there is a sound financial basis if it is not there."

"These appear to be politically attractive platitudes issued just before the city is facing a referendum, but I don't want to deride good intentions if they are there for affordable housing. I question good intentions when the proposal is unrealistic."

Where the money could go

The money would be allocated to a variety of affordable housing projects in Hoboken. Projects include balanced housing/rental rehab grants and housing vouchers, rent subsidy/rehabilitation/unit acquisition, and new housing development on municipally-owned land. The allocations will be distributed among projects based on decisions made by a special City Council affordable housing oversight committee.

The goal for next year is to create 50 affordable standard units using 40 housing vouchers to subsidize low- and moderate-income families.

Last December, when the lease agreement with the Port Authority to redevelop Hoboken's southern waterfront into a mixed-use development with skyscrapers reaching up to 330 ft., was passed in Hoboken City Council by a vote of 7-2, a side resolution was passed calling for 31 million of

the project to be dedicated to the creation 240 units to keep up with the mayor's campaign promise that there would be an affordable housing element in the new southern waterfront development. In the *Principles of Agreement*, the outline from the final agreement presented in April 1989 shortly before Patrick Pasculli defeated Joe Della Fave in the mayoral election, item 'E' calls for "Satisfying any applicable affordable housing requirements from its share of the revenue stream."

No affordable housing ordinance

The idea at the time was to apply Hoboken's Affordable Housing Ordinance (AHO), an existing law that mandates the inclusion of affordable housing in any development in Hoboken, to the waterfront development. That ordinance is now suspended because of legal action brought by the New Jersey Builders Association, which charges that similar ordinances constitute an unfair developers tax. The issue is on appeal to the New Jersey State Supreme Court, but Hoboken's AHO is not part of that case.

During the months between the *Principles* and the final *Lease Agreement* signed by the Port Authority and the city, the AHO was still a law in Hoboken.

A coalition of petitioners last December collected enough signatures to set the Port Authority Lease Agreement to a public referendum. After significant legal challenges, that public vote is scheduled to take place on July 10, unless the State Supreme court overturns an Appellate Court ruling. One of the petitioners' main complaints about the lease

agreement is that the AHO is absent. As a result, the petitioners charge, the waterfront development is destined to become a haven for the rich.

"This in no way ameliorates the outrageousness of the lease agreement, which does not allow any kind of affordable housing on the waterfront, which is mandated by law," Karasick says.

Department of Planning and Community Development Director Peggy Thomas says the \$31 million resolution was necessary because of the legal problems with the AHO. Furthermore, she says, the AHO has been ineffective legislation, having been unable to help create affordable housing in Hoboken. She says there is a committee that is currently revising the law which will issue a report in the next few weeks.

"Don't look for the Affordable Housing Ordinance to be a solution to Hoboken's housing problem," says City Councilman Edwin Duroy, who is on that committee.

Thomas says the city has been successful in creating affordable housing through other means. Since 1988 there were four projects initiated to create 186 units of low- and moderate income housing. Observer Park (23 low and moderate income units with 92 middle income units), Columbian Arms (67 units for elderly low- and moderate-income residents), Hudson Square North (30 units of low- and moderate income and 120 units of middle income housing), and rental rehab and balanced housing (66 units for low and moderate income tenants and 54 'section 8' vouchers, two middle income).

All this has been provided through a mosaic of federal and state grants and loans for affordable housing. In Hoboken 29 percent of Hoboken's housing stock is governmentally regulated for low- and moderate income housing. There is also a sound rent control ordinance designed to keep rents affordable in the City. There are 3,116 units of federally or state subsidized low- and moderate-income housing, which includes 352 units of elderly housing, 269 section 8 housing vouchers, 30 HOHAG and UDAG units. In addition there are 1,553 units of public housing, including 450 units of elderly housing.

Pasculli has a housing plan but critics say it's politics

Continued from Page 1

the municipal land along the southern end of the city with the P.A.

The election is the result of a public protest to the 50-year agreement the City Council allowed the mayor to sign Dec. 27.

Coalition for a Better Waterfront member Steve Busch, a former rent board member and active with the Campaign for Housing Justice, said the city has received \$10 million from the P.A. in the last two years and none of that money was earmarked for affordable housing.

"Pasculli could do more for affordable housing if he directed his rent board to uphold and enforce the rent control ordinance," Busch said.

The partnership agreement with the P.A. was criticized by other members of the City Council because it did not include the city's affordable housing ordinance.

Instead, the contract places the responsibility of creating affordable units on the shoulders of the city. But Peggy Thomas, director of Community Development, who chairs the city's waterfront development corporation, said that the affordable housing ordinance has never created any units and similar local laws have not stood up in court.

Councilman Edwin Duroy predicts that the administration's affordable housing plan "goes beyond the affordable housing ordinance, which is difficult to sustain in court. This is a full commitment, an ambitious plan that will prove to be a landmark for affordable housing."

Busch said the housing plan is predicated on revenue from the development deal which could mean it fails if the money is not generated.

The Coalition for a Better Waterfront has criticized the

agreement, which relegates the city's share of the development to 25 percent of the profits. Dan Tumpson, a group member, claims the profits will be distributed "after the Port Authority takes its share."

Consequently, the CBW members predict, the city cannot expect to receive the revenue it is anticipating from the partnership.

If the revenue is not at the level the city anticipates, Pasculli said, the city will fulfill its commitment to the plan with money from other sources. The mayor would not elaborate on those sources.

Busch said Pasculli has used all the proceeds from the plan to cut taxes but at the same time has increased local spending.

"We know that Pasculli takes tomorrow's money and spends it on yesterday's debts while increasing spending today," Busch said.

WATER

CONTINUED FROM PAGE 1

By 6 p.m. Saturday, it was clear that the water posed no health risk and the warnings stopped, officials said.

Harrold said a lightning bolt had struck a transformer at 6:42 a.m. Saturday, causing the power

outage at the Boonton plant, which also serves Lyndhurst and West Caldwell.

"Chlorine alarms" alerted workers at the Water Department's monitoring station in Jersey City to the potential crisis,

Harrold said.

By 7:30 a.m., workers were feeding chlorine into the water supply by hand, and power was restored by about 9, restarting the chlorine-pumping machines.

Harrold said the water's

chlorine level was checked throughout the day at Brookdale and Little Falls as it made the 26-mile underground journey from Boonton to Hoboken and Jersey City.

"Our tests showed that the water was never unsafe," he said. "The preventive measures we took averted any major problems."

Hoboken and Jersey City police said they were flooded with calls during the weekend by people worried about the water situation. By last night, the calls had slowed to a trickle.

The water alert also led to a run on bottled water at many local grocery stores Saturday.

"We were wiped out by noon (Saturday)," said John Sauce, manager of the Foodtown at Clinton and Sixth Streets in Hoboken.

"People were buying it by the case. I had to get another tractor-trailer load in here to restock."

Chlorine filter KO'd

Lightning zaps the water

By EDWARD K. SHANAHAN

The Hudson Dispatch

DISPATCH 6-11-90

Nearly 300,000 Hoboken and Jersey City residents were forced to take extra precautions before quenching their thirst this weekend, after a lightning bolt knocked out power at a water-treatment facility.

Police, fire and health officials traveled through the two cities Saturday morning, using loudspeakers to warn residents to boil their tap water before drinking it.

The warnings came after a power failure at

the Jersey City Water Department's treatment plant in Boonton shut down a chlorine-filtering system for several hours, officials said.

Though the chlorine level in the water supply never fell below acceptable levels, residents of the affected communities were advised to take precautions until the extent of the problem was determined.

"Since we didn't know how long it was going to take to get the system back up, we thought it best to alert people that there might be unchlorinated water coming out of

the taps," said Water Department Director Auplin Harrold. "As a precaution, we told people to boil the water until we knew there was no danger."

Peter Cohen, Hudson County emergency management director, said the National Guard was standing by to make emergency drinking water deliveries to the area, but was never called in.

"As it turned out, the chlorination never dipped below a passable level," Cohen said. "No one was ever in any danger."

Please see WATER Page 12

Council passes plan to finance housing

By Jo-Ann Moriarty

Journal staff writer

J.J. 6-21-90

The Hoboken City Council passed an administration-backed resolution last night earmarking revenues from waterfront development for affordable housing.

The resolution offered by Mayor Patrick Pasculli, who did not attend the meeting, was unanimously supported by the council, although some members questioned whether any money will be produced to support the housing.

Peggy Thomas, director of Community Development Agency, said the city would issue \$21 million in municipal bonds during the next 10 years to create 350 affordable housing units either through new construction, rental vouchers or the rehabilitation of existing apartments.

The bonds would be repaid over the next 20 years from money the city expects from a

3.2-million-square-foot waterfront development partnership with the Port Authority of New York and New Jersey.

Councilman Joseph Della Fave wanted more time to examine the resolution because the city should establish a spending plan "before we start putting bonds up."

"We are still waiting here for a budget. We are still waiting here for an overall tax picture. We should be taking a look at the whole picture," Della Fave said.

Councilman Steve Cappiello questioned whether the expected stream of revenue will be adequate to finance the housing plan in light of the city's failing infrastructure.

"Whole blocks of sewer lines are caving in," Cappiello said.

"Sooner or later we have to address the infrastructure. The sewers are getting worse and

See COUNCIL — Page 4

Council passes plan to finance housing

Continued from Page 1

the bills are getting higher and higher," he added.

Thomas said that she understood "there are competing interests" but that the administration was committed toward an affordable housing plan.

Cappiello also criticized creating affordable housing units through construction of subsidized housing because "this city's tax base cannot afford subsidized housing anymore." Instead, he recommended the money be used to make existing buildings comply with housing codes.

Councilman Edwin Duroy, whose ward encompasses the bulk of the city's subsidized housing, lauded the administration's plan as a commitment toward providing affordable units.

"Our intent is to go on record with what we plan to do. Any spending has got to be voted on by the City Council," Duroy said.

"The spending will be addressed annually and the City Council will have the final say," Duroy said.

If the revenue is not available, he said, "there is room for change."

"This council has supported affordable housing. This is the brick and mortar, the meat and potatoes. We are going to put up or shut up. This is a

concrete plan for us to proceed with," Duroy said.

Thomas said the resolution will commit the city to use for the housing plan part of the \$5 million in upfront money the city expects from the Port Authority next year.

The \$2.1 million allocation to issue a municipal bond will cost \$300,000 to finance, she said.

City Business Administrator Edwin Chius said this year's and last year's budgets are financed by \$7 million from Port Authority waterfront development money.

The money is used to remedy a budget shortfall. The \$5 million the city expects next year also will be used to offset budget shortfalls, he said.

Housing advocates have criticized the administration's housing plan as an campaign gimmick.

There is referendum vote on July 10 on whether the city should develop the waterfront with the Port Authority. Pasculli supports the partnership with the Port Authority.

In other action, the council sent back to the Planning Board an ordinance creating a historic district commission.

Planning Board attorney George Pappas said the proposed ordinance has to define boundaries of the historic district.

Pasculli has a housing plan but critics say it's politics

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See PASCULLI — Page 6

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Journal staff writer

6-21-90

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Water bills to drop before they soar

Continued from Page 1

will be required to contain an additional treatment — known as Krofta — for liquid sewage. If the tri-city authority is forced to build the gasifier and install the Krofta system, the estimated annual cost will be \$166 in 1991, \$192 in 1992, \$396 in 1993 and \$478 in 1994, for an average residential customer using 100,000 gallons of water yearly, Leanza said.

Instead of the gasifier and with an alternative method of disposing of sludge, the residue from treated waste water, the rates are estimated at \$166 next year, \$184 in 1992, \$388 in 1993 and \$470 in 1994, he said. The HUCWSA being sued by Terminal Construction Corp. of Wood-Ridge, which was conditionally awarded a contract to build the gasifier in October.

The HUCWSA has advocated other methods to manage sludge and does not want to carry out the contract for the gasifier that was negotiated by its predecessor, the Hudson County Sewerage Authority. Members of Greenpeace, an environmental activist group, are expected to demonstrate in Hoboken on Thursday against the gasifier.

The gasifier is part of a \$95 million plant upgrade ordered by the federal Environmental Protection Administration, which sued Hoboken to force compliance with the Clean Water Act. But despite assurances from the state Department of Environmental Protection, and a \$30 million EPA grant, the authority is not convinced gasification is the best option.

Union City-Weehawken Sewerage Authority. Richard Wolff, chairman of the HUCWSA, yesterday said the authority is expected to determine the rate next week.

The secondary treatment plant — to restore water to 80 percent of its original purity — is expected to be operational in 1994. Another parent of two col-

Drinking hours may grow to cover fees

Continued from Page 1

lege students said that "the noise of people going home will only be later."

The ordinance will also extend hours to 3:30 a.m. the night before Martin Luther King's birthday, Abraham Lincoln's birthday, Good Friday, Memorial Day, the Fourth of July, Labor Day, Columbus Day and Veterans Day. The ordinance proposes a 3:30 a.m. closing for the night before and the day of St. Patrick's Day and Christmas. The city has 159 liquor li-

censes of which 116 are restaurants. Councilman Steve Capiello said he planned to support the changes because the restaurant business "is emerging as one of our major employers."

Another bartender, who hadn't heard of the proposal, commented, "that's great. I love it."

He asked, "Only in Hoboken?" And then added, "Great. More tips, more money."

See WATER BILLS — Page 4

Water bills to drop before they soar

New, and higher, sewer use fees in the offing

By Jo-Ann Moriarty
Journal staff writer

Hoboken homeowners may notice decreases in their water bills this month because the sewer use fee normally attached to them has been removed in anticipation of a new billing system.

Homeowners should be prepared for sharing the costs of providing cleaner waste water in yet-to-come sewer use fees, a charge that still has not been determined by the Hoboken-

Union City-Weehawken Sewerage Authority.

Richard Wolff, chairman of the HUCWSA, yesterday said the authority is expected to determine the rate next week.

The secondary treatment plant — to restore water to 80 percent of its original purity — is expected to be operational in 1994.

"Clearly, it is going to cost much more than what they are paying now," Wolff said.

Once the rate has been set, a public hearing will be held, Wolff explained, most likely at the end of the summer.

In the interim, homeowners will not be charged for running the primary sewage treatment plant because,

the authority considered that expense in its bonding, said Frank Leanza, HUCWSA counsel.

Leanza does not foresee homeowners getting hit with one-time costly bills.

But the cost for making sewage cleaner for the environment will increase the rates, Wolff said.

A family of four has an annual

sewer use fee of about \$216 based on the calculation of 100,000 gallons of water used a year, a city Water Department official said yesterday.

Effective April 1, the Water Department did not include the cost for sewage treatment, thus the June bills did not carry the cost.

The tentative rates will also be affected by whether the authority is forced to build a gasifier and whether the secondary sewage treatment plant

Battle lines drawn in Hoboken for referendum on development

'S' and 'P.A.' words are at the heart of the controversy

By Jo-Ann Moriarty
Journal staff writer

Mayor Patrick Pasculli's administration won't mention the "P.A." word and a grassroots coalition has gotten rid of the "S" word in the battle over developing Hoboken's derelict waterfront with the Port Authority of New York and New Jersey.

The two camps are embroiled in a high-stakes campaign that culminates July 10 when residents go to the polls to vote whether they want a 50-year partnership with the P.A. in building a 3.2 million-square-foot development along the Hudson River.

Pasculli held a press conference last week to announce that proponents of the deal will campaign on its behalf under the name of "Coalition for a Waterfront at Hoboken."

Robert Janiszewski, executive director of Hudson County, issued a press statement urging voters to support the development because it will provide jobs, new recreational opportunities and enhance public access to waterfront.

The anti-P.A. activists also gave their group a name — "Co-

alition for a Better Waterfront," an umbrella for existing development, housing and environmental groups.

The Coalition for a Better Waterfront has graphs, art and literature to get out their message that the agreement with the P.A. is a bad financial deal and the actual development plan will suffocate the rest of the city.

The mayor had gathered in his office Community Development Director Peggy Thomas, Hoboken Advantage director Mayme Jurkat, citizen activists Suzanne Warren and Deepak Chandi, Havens Savings Bank president John Wessling, Ray Fiore of Fiore's Real Estate and Assistant City Clerk Robert Drasheff, who is the Democratic nominee to the Hudson County Board of Chosen Freeholders.

Since the Coalition for a Better Waterfront members conducted a successful petition drive to force the special election, the mayor presented a mock referendum petition as a symbolic gesture.

His supporters will show Hoboken residents names of their neighbors who support the development.

During the mayor's one-hour press conference, none of the speakers, including the mayor and Thomas, mentioned the P.A. nor did Janiszewski in his letter.

However, Michael Krieger, a P.A. executive assigned to the Hoboken waterfront project, and two of his aides sat in the nearby Law Department during the press conference.

In the latest campaign news, Pasculli has declined debating the merits of the waterfront development with Daniel Tumpson, a member of the previous administration's waterfront advisory committee and co-founder of Save Hoboken From Over-Development, the "S" word.

Instead of accepting the debate invitation extended by the Hoboken Environment Committee, Pasculli is sponsoring the same night (June 28) a public presentation of the plan at Stevens Institute of Technology.

While Pasculli is avoiding mentioning P.A. involvement, he minimizes the opposition to the bi-state partnership as members of SHOD which was

See SHOD — Page 1

Gets public reprimand

Ex-Hoboken attorney hit for ethics violations

By DAVID REILLY

The Hudson Dispatch 6-22-90

The state Supreme Court publicly reprimanded Hoboken's former law director yesterday for violating ethics codes.

Frederick L. Woekener improperly represented his wife, who was an investor in a development company doing business in the city, while he was Hoboken's attorney, the court found.

The 44-year-old Jersey City lawyer also met with an opponent in a legal dispute without that person's attorney present, the court said.

Both infractions of state legal ethics codes gave the appearance of impropriety, although nothing illegal actually happened, a Disciplinary Review Board opinion said.

"I'm very disappointed that they choose to take this course of action," Woekener said of the court's decision. "Whatever I did

was not undertaken with an improper motive."

The court decided to publicly reprimand Woekener even though the review board that heard the charges against him recommended only a private reprimand.

"I guess they're trying to send a signal to city attorneys that they must be very careful in the way they represent their private clients," Woekener said.

The court said it did not mete out a harsher punishment to Woekener, such as suspension or disbarment, because his "representation of his wife, although unwise, was not undertaken with an improper motive."

The court also said that Woekener, a lawyer for 17 years, has never before violated any ethics codes.

Woekener was Hoboken law director under then-Mayor Thomas F. Vezetti from July 1985 until January 1986. Woekener said he left municipal gov-

ernment to devote more time to his private practice.

Despite the reprimand for the two ethics violations, the review board did not find him guilty of a third charge of promising to improperly influence city government in his position as its attorney.

Woekener said none of the actions for which he was reprimanded hurt the city.

He said he represented his wife in her position as an investor in a development company.

The company, Woekener said, did not apply for any permits or appear before any boards while he was law director.

But in its opinion on his case, the review board said it was obvious that even this is improper.

"The Supreme Court has been clear that an attorney cannot represent a land developer in the town in which that attorney is city counsel as it is contrary to public interest," the opinion said.

Hoboken ed board lays off 8 teachers; high school asbestos job put at \$1.6M

By Kaki Kozielek
Journal correspondent

Eight Hoboken school teachers, including two with more than 18 years of experience, were laid off last night by the Hoboken Board of Education to meet budget shortfalls.

Three secondary and five elementary school teachers, all with tenured positions, were officially relieved of their duties pending budget increases.

Sixty of Hoboken's 382 teachers were put on notice last April that they might not have jobs in September, and many had worried that the personnel cuts would be more severe.

"We did pretty good, all things considered," said school board president James Farina. Four custodians and three medical doctors were also laid off last night.

In other action, a representative of PMK Ferris and Perricone, Inc. presented a \$1.6 million estimate to the board for removal of asbestos from Hoboken High School. Hoboken Schools Superintendent Wal-

ter J. Fine called the figure "staggering."

The Board of Education was awarded a \$748,000 grant last May by the federal Environmental Protection Agency to pay for the removal of the asbestos, a suspected carcinogen, from the school.

Bidding is expected to open next week for contracts to actually remove the asbestos.

A representative from the firm said the estimate was a worst-case scenario and that actual bids could possibly be significantly less than the estimate.

Sewer panel taps Ranieri as chief

HOBOKEN — After weeks of haggling, the Hoboken-Union City-Weehawken Sewerage Authority last night hired former Councilman Robert A. Ranieri as its executive director.

Ranieri, who works in the city's Legal Department, will be paid \$55,000 a year to handle the authority's day-to-day operations. The authority offered Ranieri the job about a month ago, but he balked at about \$70,000 annual salary. Ranieri was asking for a salary of about \$70,000, sources said.

A compromise was reached last week, and Ranieri will begin the job immediately, authority Chairman Richard Wolff said.

"All of my dealings with Bob have been very positive," Wolff said. "We're in a position where we wanted someone who could run it without the interference of politicians, and I think Bob is committed to doing that."

—EDWARD K. SHANAHAN.

SHOD and Port Authority fighting words in Hoboken

Continued from Page 1

unsuccessful last year in getting voters to dedicate the city-owned land for parks.

"I will not share a forum with SHOD for many reasons. One being that SHOD proposes nothing other than a regional park which was already defeated in an election," the mayor wrote in his letter of rejection to the Hoboken Environment Committee.

The Coalition for a Better Waterfront views Pasculli's rejection as an attempt to censor public debate over the merits of the development and the city's marriage with the P.A.

"We are interested in getting all the facts out and the reality of what kind of impact this development will have on the City of Hoboken for years to come. I think it will be a nightmare," said Ron Hine, who founded Citizens for Sane Downtown Development.

The plan calls for a row of five 20-story apartment buildings across First and Fifth streets, a 33-story office tower at Pier A, as well as commercial space, retail space a public park and walkway.

Tumpson said that the pub-

lic question is not about a park but about developing a massive project with the P.A., which he says is above state and local laws and has a poor record with Hoboken.

"We are not whistling Dixie. The 1952 lease the city had with the Port Authority was a profit share contract. They never made a profit," Tumpson said, noting that the new 50-year contract with the bi-state agency earmarks 25 percent of the profits to Hoboken.

Tumpson said the P.A. has proven in the past to be a bad business partner and cited a court case in the late 1980s in which Hoboken sued the bi-state agency to recover nearly \$10 million owed to the city from an insurance settlement.

Meanwhile, the entire election could be aborted.

The Supreme Court will hear an appeal by the city on whether a redevelopment plan is exempt from the petition process.

The case will be heard June 26 and a decision is expected for the July election. If the court rules in favor of Pasculli, the election will be called off.

To save \$400G

Hoboken schools lay off 8 veteran teachers

By EDWARD K. SHANAHAN

The Hudson Dispatch 6-22-90

HOBOKEN — Struggling to balance its 1990-91 budget, the Board of Education last night trimmed eight tenured teachers and seven other school employees from next year's payroll.

School officials said they will make every effort to bring back the laid-off workers, one of whom has taught in the city school system for 25 years.

"We would hope to hurt no one," Schools Superintendent Walter J. Fine

said. "We don't have that many people out there, but even one is too many."

In April, the board readied itself for massive budget cuts by giving layoff notices to 99 school workers, including about 50 tenured teachers.

All but 15 of those employees were brought back last night. Those 15 layoffs, said Fine, will save the board about \$400,000, a sizeable sum, because the laid-off teachers are at the top end of the salary scale.

"No programs will be affected by these cuts," Fine said. "The system will run,

no problem."

Hoboken Teachers Association representatives said the layoffs might not hurt the system, but they won't help.

"We're talking about people with 25, 20 years in the system," said HTA President Kenneth Johnston. "When you have people with such dedication who are not going to be teaching, I think it does affect the programs."

As school officials were giving out bad news last night, they received some. Jim Ferris of the Hillside-based Ferris Perricone company told the board that it

could cost as much as \$1.6 million to clear all the asbestos-laden ceiling tiles, pipe insulation and some floor tiles out of Hoboken High School.

"That's staggering," Fine said.

The federal Environmental Protection Agency awarded the district a \$748,000 grant to remove asbestos from the school, which was forced to close four times this year because of fallen ceiling tiles.

Ferris said his estimate did not include replacing ceilings in the school, which board Secretary Anthony Curko estimated could cost another \$200,000 or so.

The board voted to put the project out to bid as soon as Ferris finishes the specifications. Ferris said he would have the plans finished by the end of next week.

Board members said bonds will have to be issued to pay for the rest of the project.

City residents will vote on the bond issue in a special election that will probably not be held until the fall. Voters rejected a \$1.2 million bond issue referendum in the April school election.

See DRINKING — Page 6

Longer drinking hours?

Possible tradeoff for higher fees

By Jo-Ann Moriarty
Journal staff writer

The Hoboken City Council is planning to extend bar hours as a way of compensating tavern and restaurant owners for increases in their annual retail license fees.

The council gave its initial approval this week and eliminated the 30-day time period to review proposed changes in the existing ordinance. Instead, the council is expected to approve extended bar hours immediately after a July 11 public hearing.

Councilman Richard England, who co-sponsored the ordinance with Councilman Edwin Duroy, said yesterday that the fee increase was not his reason for introducing the ordinance.

"I would much rather have a Hoboken resident drinking in Hoboken than driving out for the last call," England said.

Jim Murphy, president of the Hoboken Professional and Retail Business Association, said that the request was made after the city's decision to increase fees for the "plenary retail distribution license" from \$840 to \$1,000.

Murphy said that he sent letters to churches and civic organization about the plan to extend hours and received no complaints.

The primary purpose of the change in hours is to help out the Sunday brunch business, Murphy said. The change would allow drinking at 10 a.m. on Sunday to replace the existing embargo until noon. Bars can open daily except Sunday at 6 a.m.

A sampling of residents yesterday indicated that the 30-minute extension — from 2 a.m. to 2:30 a.m. Sunday through Thursday nights and from 3 a.m. to 3:30 a.m. on Friday and Saturday nights — would have an insignificant impact on the community.

But one woman who lives near a bar at 12th and Park streets said the new proposal was "ridiculous."

"I live on 12th and Park and there is a bar by me. I was young once. But the noise — you hear it constantly," said the uptown woman, a mother of two college-age children.

"A lot of bars are in residential areas. I don't see the point (to extending the hours). If you haven't had your fun by 2 o'clock ... this is silly, ridiculous," she said.

A local bartender said that "as a patron I am delighted because I drink in local bars."

But as a professional bartender, he said the extended hours could be problematic, especially if the city draws a last-

Pasculli, planners present case for project

J.J. 6-24-90
By Kaki Kozelak
Journal correspondent

Hoboken Mayor Patrick Pasculli stumped for a controversial Port Authority waterfront development at a meeting last night at Stevens Institute of Technology.

On July 10, Hoboken residents are scheduled to vote on whether to accept or reject the \$125 million project with the Port Authority that would occupy approximately 3.2 million square feet of city-owned waterfront property from First to Fifth streets.

Supporters and opponents of the project numbering almost 100 turned out for the presentation, as various planners and city and Port Authority officials explained the aesthetic, legal, and financial aspects of the planned massive complex of condominiums, offices and retail space.

In his opening statement, Mayor Pasculli emphasized that until now, Hoboken residents have been "virtually cut off from enjoying our waterfront" and that the proposed development presents a "new role for our waterfront."

Pasculli explained that it was his objective to "make sure that the development was integrated with the rest of the city."

Stan Eckstut of Ehrenkrantz, Eckstut & Whitelaw Architects then rose to explain the dimensions and proposed functions of the various buildings to be erected.

Color slides depicting aerial views of a model of the project were also used to illustrate the dimensions of the project and its relation to Hoboken.

Plans for utilization of open spaces for public access were discussed by Robert Cabrera of Cabrera/Barricklo Architects. He stated that his "basic objective is to assure public access to the river."

According to Cabrera, a one-acre "great lawn" overlooking the Hudson River is planned for the northern segment of the project area, as well as a maritime children's park, information kiosks and a river-edge esplanade. He also noted plans currently exist to "try to accommodate some monuments — existing and proposed" in a public area of the complex.

Anne Babineau of Wilentz, Goldman & Spitzer, legal consultants for the project, addressed aspects of the city's proposed 50-year contract with the Port Authority of New York and New Jersey.

Asked by a member of the

audience if the Maxwell House plant closing will allow for greater expansion of the project by the P.A., she responded

that the contract does not allow for the "ability to increase density beyond what's been described tonight."

At the conclusion of the presentation, audience questions and concerns were addressed by the panel.

Brunch bunch buoyed

Hoboken says cheers in alcohol law plan
J.J. 6-22-90
By EDWARD K. SHANAHAN
The Hudson Dispatch

HOBOKEN — The brunch bunch will be downing Bloody Marys with their Eggs Benedict on Sunday mornings, under a proposed change in the city's liquor laws.

The proposal, allowing restaurants to begin serving alcohol at 10 a.m. Sundays, also would give bar patrons an extra half-hour before they'd hear the dreaded words "last call" each night.

Bars would stay open Friday and Saturday nights until 3:30 a.m. and close at 2:30 a.m. other nights.

In a nod to the formidable restaurant business here, the City Council introduced the revised alcoholic beverage ordinance at its Monday meeting. A hearing and deciding vote are expected in early July.

"The restaurant industry is a very important part of the city," said Councilman David Roberts, who owns the East L.A. eatery on Washington Street. "I'm all in favor of trying to help this part of our economy."

Roberts said the restriction against serving liquor before noon on Sundays had not hurt his brunch business, although often newcomers to the city found it hard to believe they

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Sharon Fallo yesterday draws a mug of beer at East L.A. on Washington Street in Hoboken, where a proposed ordinance could extend hours for serving alcohol.

Hoboken referendum arguments to be heard by state's top court

J.J. 6-26-90
By Jo-Ann Moriarty
Journal staff writer

The New Jersey Supreme Court will hear arguments today on whether Hoboken residents can vote on a huge development that the city is planning with the Port Authority of New York and New Jersey.

If the high court rules in favor of Mayor Patrick Pasculli, a special July 10 election asking voters if they approve of the city's plan will most likely be canceled.

The Supreme Court granted a speedy hearing requested by Pasculli soon after the state Appeals Court ruled in favor of a group of residents who claim the right to vote on the city's 50-year partnership agreement with the bi-state agency.

The Port Authority and city want to build a 3.2 million square foot development on city-owned land at the southern end of Hoboken.

The Pasculli administration contends the Legislature "did not intend that this kind of issue be presented for a 'yes' or 'no' vote by the populace," said attorney Anne Babineau yesterday. Babineau will present the city's argument today.

Babineau belongs to the Wilentz, Goldman and Spitzer law firm of Woodbridge.

Only six judges of the seven-member panel will hear the case today.

Chief Justice Robert Wilentz has excused himself from participating in the case because his late father, David T., was part of Babineau's firm.

Babineau said she will argue that state laws regarding redevelopment and waterfront development supersede the referendum process.

"This project is part of a complicated and complex process that cannot be reduced to a 'yes' or 'no' vote. This is not a policy question — 'do we or don't we want a free beach,'" Babineau said.

"A lot of planning was involved," she said. "I've seen the (City) Council put in the time you have to put in. Talk about democracy — they are the elected officials, they put in the time to understand this process, boy did they ever put in the time on this."

"It would be a tragedy if this is reduced to a referendum question."

Ira Karasick, attorney for the group of residents who forced the referendum, agrees that the issue of democracy underlines the contentious legal issue.

"The city's position is that the governing body, which means the mayor and council, are the only ones who have the right to vote on this project and that the people cannot have a say," Karasick said.

"That goes against the spirit and the letter of the state laws that create and permit the referendum," Karasick said.

"It also goes against the bi-state (enabling) legislation (of the Port Authority) which over and over again requires that the Port Authority get the consent of the municipality before building any project," he said.

"What better way to get the

consent of the community than by the referendum?"

After the mayor and City Council signed a 50-year partnership agreement in December with the Port Authority to develop the piers, several community groups conducted a petition drive asking for a public vote.

They believe the agreement is a bad financial deal and are critical of the bi-state agency because its anti-pirating language prohibits New York companies from moving their headquarters to New Jersey.

The city refused to accept the petition based on a legal ruling that the public cannot legislate zoning and development. That opinion was supported by Superior Court Judge Severiano Lisboa.

But the state appeals court overturned the lower court's decision and ordered that the residents' petition be accepted.

Top court decision on Hoboken's pier pact due this week

J.J. 6-27-90
By Joseph Albright
Journal correspondent

TRENTON — The state Supreme Court is expected to rule later this week whether Hoboken must hold a referendum next month on the Port Authority's proposed \$125 million development of the city's southern waterfront.

The state's highest court closed its 1989-90 calendar yesterday by listening to arguments for an hour and a half on whether the July 10 referendum was required under a 1984 statute.

The court reserved decision after hearing conflicting arguments by attorney Anne S. Babineau, of Woodbridge, representing Hoboken Clerk James Farina, the defendant, and attorney Ira Karasick, of Hoboken, who appeared for 1,696 referendum petition signers.

The Supreme Court could agree with the appellate decision and allow the referendum affecting a 65-acre site stretching from 1st to 5th Street on the Hoboken waterfront.

Or the court could reverse the appellate ruling and declare the 1984 statute does not subject Port Authority development to referendum approval.

The argument hinges on the narrow question of what the court interprets as "the consent of Hoboken" for the mixed use development spanning commercial space, more than 1,600 dwelling units, 15 shops, a hotel, marina, and 13.9 acres of parks and walkways by

Contractor sues to start gasifier

J.J. 6-19-90
By James Efstathiou
Journal staff writer

Members of the Hoboken-Union City-Weehawken Sewage Authority have been named as defendants in a lawsuit for refusing to sign off on a \$35 million contract to build a sludge gasifier at the Hoboken treatment plant.

The Terminal Construction Corp. of Wood-Ridge, which was conditionally awarded the job in October, filed suit yesterday charging the HUCWSA with impeding execution of the contract in violation of its October resolution.

After hearing brief oral arguments in the case, state Superior Court Judge Maurice J. Gallipoli barred the HUCWSA from taking action to rescind

the contract until the matter is argued on July 20.

"We're not going to be intimidated by lawsuits from big contractors," vowed HUCWSA Chairman Richard Wolff, one of seven commissioners named in the suit. "I feel quite comfortable that the Tri-City authority commissioners have been responsibly representing the interests of the users in the three cities and we will continue to do so."

The suit had been anticipated by those familiar with the controversial project since the HUCWSA, local lawmakers and residents were unable to convince the state that the project would pose a threat to the health of area residents.

Despite their objections, the Department of Environ-

mental Protection approved the project two weeks ago and authorized the HUCWSA and the Hudson County Utilities Authority to proceed with the contract. The HCUA was also named in the suit but is not opposed to the project.

Graziella Heins, who heads a Union City residents' group opposed to the project, applauded the HUCWSA's decision to resist building the gasifier. Heins' group has teamed up with a dozen other grassroots groups in the three towns in opposition to the project.

"Thousands of residents are really up in arms," said Heins. "We're seriously considering legal action because we feel our health and property

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Contractor sues to start gasifier

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are really in danger as a result of this."

The HUCWSA has advocated other methods to manage sludge, the byproduct of the sewage treatment process, instead of the burner. In gasification, sludge is floated over hot sand in an enclosed chamber. The resulting gases are then burned to create electricity for the plant.

Emissions are expelled through a 100-foot smoke stack equipped with scrubbers to remove toxins and pollutants. The DEP projects the cancer risk from the emissions at maximum exposure for 70 years to be between 0.03 and 1.0 in one million.

The ash created in the process is disposed of in a landfill.

The gasifier is part of a \$95 million plant upgrade ordered by the federal Environmental Protection Agency, which sued Hoboken to force compliance

with the Clean Water Act. But despite DEP assurances and a \$30 million EPA grant, the HUCWSA is not convinced gasification is the best option.

The authority's engineer, financial advisor and legal counsel all recommend cheaper, more conventional sludge disposal options, even at the expense of the grant, according to Wolff.

Wolff said the authority is justified in blocking the gasifier because a permit to manage the sludge was never issued by DEP. In addition, state law prohibits executing a contract without knowing its full costs which, Wolff said, have increased due to recent DEP requirements for the project.

A DEP spokeswoman contacted yesterday said no sludge management permit is required, citing a legal opinion from the state attorney general.

Gallipoli gave Terminal's attorney Richard Laiks five

days to include the DEP and the Hoboken Planning Board as defendants in the suit. The HUCWSA wants the DEP in the case to resolve the sludge-permit question and the Hoboken Planning Board because site-plan approval for the project was never secured.

But according to Laiks, all conditions and approvals have been secured and nothing stands in the way of executing the contract.

Laiks warned that further delays — bids for the project were opened 15 months ago — might force the firm's subcontractors to raise their quoted prices for equipment and services.

HUCWSA attorney Frank Leanza stressed the positive in Gallipoli's ruling.

"He said 'maintain the status quo,' and that's what we want: the status quo," Leanza said. "(Terminal) was forcing us to sign a contract."

100 hear coalition tell why Hoboken should reject pact

J.J. 6-28-90
By Kaki Kozelak
Journal correspondent

About 100 people gathered last night at St. Matthew's Church in Hoboken to hear arguments against the proposed \$125 million waterfront development the city is planning with the Port Authority.

Members of the Coalition for a Better Waterfront, who sponsored the forum, answered questions and addressed community issues concerning the proposed massive complex of condominiums, offices and retail space.

On July 10, Hoboken voters are scheduled to go to the polls to accept or reject the waterfront package.

If the plan is rejected, the city will be forced to devise an alternate plan for use of approximately 3.2 million square feet of prime waterfront property, and lose potential revenue.

The development would occupy a 65-acre site stretching from First to Fifth streets on the waterfront.

Members of the Coalition for a Better Waterfront came under fire from several community residents who questioned whether they should stand in the way of "progress."

But representatives of the coalition said city residents had not been given the whole story, and warned the deal could backfire.

For example, Daniel Tumpson, a member of the coalition, said many of the planned luxury condominiums could go vacant because of the depressed Hoboken real estate market.

He worried that there were no guaranteed revenues.

Pat Smith, a member of the coalition, argued that the massive development would block the city's eastern view across the Hudson River with a "wall of buildings."

"There's nothing to look at anyway," grumbled a member of the audience.

Although the speakers were occasionally sidetracked by questions and comments about the just-announced Maxwell House plant closing, the

St. Mary nurses and staff may strike

J.J. 6-28-90
By Helene Stapinski
Journal staff writer

Complaining of a cut in health care benefits, more than 100 nurses and technicians from St. Mary Hospital in Hoboken may walk off their jobs next week.

The two separate strikes would leave patients without nursing care, X-ray and lab technicians, dietitians, and nurses' aides. Maintenance workers would also strike.

The strikes would not force St. Mary to close its doors, said hospital officials. Non-union per diem nurses would be used to replace the 115 full-time nurses who could strike as early as July 6.

"If it should happen, we would be able to continue to function," said Ed Capparucci, spokesman for Franciscan Health Services of New Jersey.

Several contingency plans are being developed, he said, to insure that there are enough nurses. He would not comment on those plans.

Non-union workers and management would

fill gaps in technical and maintenance areas. Technicians and maintenance workers from District 1199J of the Hospital and Health Care Employees Union are scheduled to strike Sunday if negotiations today are unsuccessful. Officials from the union did not return phone calls.

1199J includes workers from Newark Beth Israel, Hospital Center of Orange, St. Barnabas in Livingston and several other hospitals.

The union, whose contract expired Saturday, placed an ad in the Newark Star Ledger yesterday citing a loss in health care benefits as the main reason for the strike.

"... we are confronted with the prospects of losing health care coverage for ourselves and our families," the ad reads. "They also seek to reduce or eliminate other benefits we have struggled for

many years to gain. We desperately need and deserve greater health benefits, not less."

"The cruel irony is that we deliver high quality health care to others, but we are in grave danger of having to make do without the very vital services we deliver," it reads.

Capparucci would not comment on issues negotiations. "But we are very confident that a settlement is going to be reached," he said.

Nurses at the hospital, whose contract ran out in March, gave the required 10-day notice yesterday for their potential strike.

Management is expected to meet with JNESO, the nurses' union, on Tuesday. "Our nurses are a top priority and they're worth everything that they get," said Capparucci. But he again declined to discuss the subject of negotiations.

Union nurses contacted at the hospital also would not discuss the reasons behind the possible strike.

"Call me after Tuesday and I'll be glad to talk to you," said one nurse, who claimed to be a union representative.