

# Clark Patriot

'A Voice for All, an Echo for None'

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## Councilmen approve Gypsum site re-zoning; residents told to protest to Planning Board



**FOR GENEROUS SERVICE** - Edward S. Ayers, right, one of the founding fathers of the Clark Public Library, was presented Feb. 6 with a plaque honoring him for his many accomplishments and years of dedicated service to the township and the library. Presenting the plaque is Al Jansman, the chairman of the committee for the Feb. 6 luncheon, sponsored by the Clark Kiwanis Club, which honored Mr. Ayers on recently having celebrated his 90th birthday. Over 175 people attended the affair, and Mr. Ayers told the gathering he wished they all could live to the age he has. At its March 15 meeting the Kiwanis Club presented Mr. Ayers with a commemorative album containing the photographs taken at the luncheon.

### Members needed to keep pool open

By R. R. Faszczewski  
The Clark Township Council March 21 adopted a new municipal swimming pool membership rate schedule, with two councilmen urging residents to take advantage of the added recreational areas at the facility, and one raising the possibility the pool may have to close if patronage doesn't increase.

Membership rates for the season, with payment due by Sunday, May 15, after which a \$10 late fee will be imposed, are: Family, \$185; resident, \$205; non-resident; husband and wife, \$155; resident, \$165; non-resident; individual, \$95; resident, \$105; non-resident, and senior citizen, \$25; resident, and \$30, non-resident.

All swim lessons will cost \$5 per child, as will swim team membership. Lost identification cards will be \$3 each; the Senior Lifesaving Course, \$15; the Junior Lifesaving Course, \$12.50; guest fees, weekdays, \$3 per person with babies under six months free, Saturdays, Sundays and Holidays, \$4 per person with babies under six months free; adult pool parties, members, \$2.50, non-members, \$3.50; Teeny Bopper pool parties, \$1 for members and \$1.50 for non-

members, and family night, free to all members.

Both First Ward Councilman Raymond Krov and Second Ward Councilman George Nucera pointed out the pool has added a tetherball court and several other facilities, and urged residents to patronize the facility. Since membership has been declining the pool may have to shut down if the patronage doesn't improve.

### Hopefuls told release dates

**ATTENTION: ALL CANDIDATES IN THE TUESDAY, APRIL 12, BOARD OF EDUCATION ELECTIONS.**

The Rahway News-Record and The Clark Patriot will publish their pre-election advance issues on Thursday, April 7.

All biographies and/or pictures of the candidates which they would like to appear in the advance issues should be in the hands of the editor at 219 Central Ave., Rahway, N. J. 07065 **NO LATER THAN 5 P.M. ON THURSDAY, MARCH 31.**

No new charges against opponents or about issues will be accepted. Only answers to charges already

warned Councilman Nucera.

In actions related to the pool, the Governing Body appointed Thomas Paduano of 265 Laurel La., Clark, as pool director for this year at an annual salary of \$4,000, and Elliot A. Kaplan of 569 Trinity Pl., Roselle, as pool manager for this year at an annual salary of \$2,400.

made will be published in the advance editions. In any event, no further releases on the election will be accepted after 5 P.M. TODAY.

**FURTHERMORE, EFFECTIVE IMMEDIATELY, ALL CANDIDATES WILL BE LIMITED TO A MAXIMUM OF TWO ONE-HALF-PAGE NEWS RELEASES—TYPED AND TRIPLE SPACED—PER WEEK DURING THE CAMPAIGN.**

**THERE WILL BE ABSOLUTELY NO EXCEPTIONS TO THE DEADLINES, except in the case of an election cancellation, in which event the editor will have complete discretion as to which deadlines to im-**

By R. R. Faszczewski  
The controversy over the re-zoning of the United States Gypsum property on Walnut Ave. to permit the construction of a six-story office building, continued March 21 as the Township Council voted 5-2 to adopt an ordinance backing the re-zoning, and residents opposed to the zone change were advised to take their arguments to the Planning Board.

Council's action was not the final word, however, according to Township Attorney Joseph J. Triarsi, who advised those who opposed the change in the zoning of the tract, from industrial to commercial, to take their arguments before the Planning Board when the developer, Cali Associates of Cranford, comes before the planning body for site plan review.

An attempt to table the ordinance adoption was made by Councilman George Nucera, and seconded by Councilman-at-Large and Council President Joseph B. Pozniak.

However, that motion failed when only Councilmen Nucera and Pozniak were the only two Governing Body members to vote for it.

The same two council-

men were the only ones opposed to the adoption of the ordinance.

One of the most vocal opponents of the zone change, Jerome Goll of 09 Thomas Dr., said the building would destroy the area, and would generate traffic jams at the expense of the entire community.

He added it would be unfair to expose the township's volunteer firemen to the dangers of fighting a blaze in a six-story structure.

Calling for a referendum on the plan, Mr. Goll pointed out neighboring communities to Clark, such as Westfield, do not permit structures over a certain height, and they aren't suffering from that.

Also, he noted, letting one developer bring such a large structure into the township would cause an "avalanche" of requests from other developers to do the same.

Another resident, James Babian of Florence Dr., said the traffic increase would endanger small children playing in the area and cause more congestion.

He added there was a need for speed control in the Florence Dr. area now. Elsa Worm of Gibson Blvd., protesting the approval of a six-story struc-

ture, said another developer is already seeking permission for a similar structure on Grant Ave., and she couldn't see the need for the large structures.

Replying to claims the Gypsum Corp. may seek to divide its property so it could erect several small factories if the office building is not approved, Howard Horn of Florence Dr. said the firm probably wouldn't do that because there is plenty of empty factory space already available in Clark, and, in any case residents were willing to cross that bridge when they came to it.

He also said Cali Associates would not be able to fill the proposed facility with tenants.

The president of Cali Associates, John Cali, told the councilmen the vice president of United States Gypsum had said at one of the public hearings on the matter if the tract is not rezoned Gypsum would definitely subdivide to construct 10 warehouses or a factory on the site.

Mr. Cali added there are no vacancies in other office parks erected by Cali Associates, and his firm liked the Clark site because it could see no chance of vacancies there either.

However, another Flor-

ence Dr. resident, Steve Goldberg, saw a drop in property values with the expansion of commercial uses in Clark.

Severe flooding problems already and other problems "too numerous to mention" were cited by another Florence resident, Lynn Nichol.

Calling the change from industrial to commercial use an upgrading of the zone, Fourth Ward Councilman John Bodnar said the six-story structure would provide increased ratables for the township.

Councilman Bodnar added there would be no "domino effect" of other similar developments coming in because the Governing Body would have control over what happened in the future.

Citing the fact previous Councils had voted against allowing a water tower to be constructed by the Middlesex Water Co. on Madison Hill Rd., Councilman Nucera said his colleagues should respect the wishes of the residents.

Third Ward Councilwoman Ruth DeLuca said she had studied all of the traffic data presented by engineers at the public hearings and other information supplied to the Governing Body, and had concluded because the structure would

bring jobs to the community and a good ratable it should be allowed.

Estimating the office building would bring in around \$250,000 a year in tax ratables, Councilman-at-Large George Sanguiniano said the structure was needed to offset a possible \$300,000 loss in ratables because of a tax appeal now being brought against the township by Clark Hyatt Industries.

He added whether the structure is vacant or full would have no effect on the amount of tax ratables it would generate.

Councilman Pozniak said he was not opposed to office buildings, but could not vote for one as high as six stories.

In another zoning-related action, the councilmen adopted an ordinance changing the zoning on the properties on which all the township's schools and school facilities are located from public use to residential.

Councilman Bodnar explained the purpose of the action was to protect homeowners in the school property areas against possible industrialization if the properties were to be sold in the future.

An initial move by Councilman Nucera to have the

ordinance tabled because the township has no engineer of its own to sign the maps was reversed after Mr. Triarsi explained the township has 20 days from the adoption of the measure to have the maps signed, and if it does not get an engineer of its own to do the signing it can hire a temporary consultant to handle the task.

In other action, the councilmen: -Failed to introduce an ordinance on the regulation of video games pending further study.

-Unanimously adopted an ordinance making the installation of the new traffic signal on Broadway and Liberty St. official, pending approval by the New Jersey Dept. of Transportation.

-Introduced an ordinance which would increase the wages of the police matron from \$5.50 to \$6.50 per hour, put her on call as needed, and guarantee her a minimum of four hours' work between 6 p.m. and 6 a.m.

-Confirmed the appointment of Assistant Tax Assessor Theresa Enright as the permanent tax assessor, succeeding Frank Maples, who recently retired, effective March 8 of this year.

## Rent vote upheld; gouging reported

By R. R. Faszczewski  
The Appellate Division of the Superior Court has decided the petition used to place the question of rent control before township voters in last November's General Election was valid, it was announced by Township Attorney Joseph J. Triarsi at the Township Council's March 21 session.

Township voters had voted to do away with the rent control limit in the election. However, members of the Clark Tenants Assn. had contended the petition used to get the question on the ballot had contained 529 invalid signatures in addition to pursuing several other technical matters relating to the status of the petition itself.

A Superior Court judge had upheld the validity of the election, and that decision was upheld by the Appellate Division.

The president of the tenant group, Sanford Krasny, told the councilmen he was disappointed with the election, and complained about township landlords increasing rents by as much as \$80 per month and up to \$1,000 per year after the rent ceiling was lifted.

Mr. Krasny added tenants were being exploited by the landlords, and there was no evidence of taxes going down because of the

In official action, the councilmen: -Authorized the hiring of a counsel to defend the township in a tax appeal being pursued by Hyatt Clark Industries.

-Approved emergency temporary appropriations for payroll obligations and the township's payment to the Rahway Valley Sewerage Authority until the 1983 municipal budget is adopted.

-Authorized the mayor and township clerk to enter into maintenance agreements with the state for traffic signals at Raritan Rd. and Clarkton Dr., Walnut Ave. and Valley Rd., Brant and Westfield Aves., Raritan Rd. and Westfield Ave. and Lake Ave. and Oak Ridge Rd.

defeat of rent control—something he said homeowners had been told would happen once rent control was lifted.

First Ward Councilman Raymond Krov said he had heard about the exorbitant rent increases, and urged his colleagues to look into the situation.

Council President Joseph B. Pozniak told Councilman Krov and Mr. Krasny the legislators who represent Clark, State Sen. Donald DiFranco, and Assemblyman Bob Franks and Maureen Ogden, had been looking into state laws to limit rent increases to once a year, and a state hearing on rent increases would soon be held.

Approved emergency temporary appropriations for payroll obligations and the township's payment to the Rahway Valley Sewerage Authority until the 1983 municipal budget is adopted.

Authorized the mayor and township clerk to enter into maintenance agreements with the state for traffic signals at Raritan Rd. and Clarkton Dr., Walnut Ave. and Valley Rd., Brant and Westfield Aves., Raritan Rd. and Westfield Ave. and Lake Ave. and Oak Ridge Rd.

Authorized the installation of a 250-watt, high-pressure sodium vapor lamp at Lake Ave. and Oak Ridge Rd.

Okayed the person-to-person transfer of a penary retail consumption liquor license from Robert Siegelman and Alexander Vaynerchuk trading as Clark Circle Liquors Lounge of 23

Central Ave.

Authorized the director of revenue and finance to pay an \$8,736.70 voucher to Peter Usa & Sons for compactor services rendered from Dec. 1 to Dec. 31 of last year.

Okayed the payment of a \$611.49 voucher in connection with the New Jersey League of Municipalities Convention.

Designated Gibson Blvd., from Brant Ave. east to the dead end as a light-traffic street for 90 days. According to Councilman-at-Large Fred Eckel, if the designation is satisfactory it will be made permanent.

Approved traffic licenses

for Clark Little League, Inc., the Gran Centurions Club of Clark, the Union County Chapter of the Alumnae Assn. of St. Elizabeth College and the Parents' Guild of Mother Seton Regional High School of Clark and a bingo license for the Mother Seton Alumnae Assn.



**TOP TYPISTS** - Future Business Leaders of America's Arthur L. Johnson Regional High School of Clark chapter sponsored a contest for the best typists, stenographers and word processors. Business education instructor, Josephine Chevalier, left, poses with winners, left to right, Lisa Venturella, Lynn Kaseta,

Missie Koczon, Andrea Kalucki, Lisa Arthur, and, seated, Cathy Rogoz. Not shown are winners, Lisa Asai, Aimee Mack, Kris Yackymetz, and Nancy Bartlebaugh. The highest scores included typing 70 words per minute and taking stenography 90 words per minute.