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Fire deaths down

Arson, false alarms in Hoboken down in '82: City report

By BILL GYVES
Staff Writer

HOBOKEN—The number of suspected arson attempts, suspicious fires and false alarms declined significantly last year, according to a report released yesterday by Fire Chief James Houn.

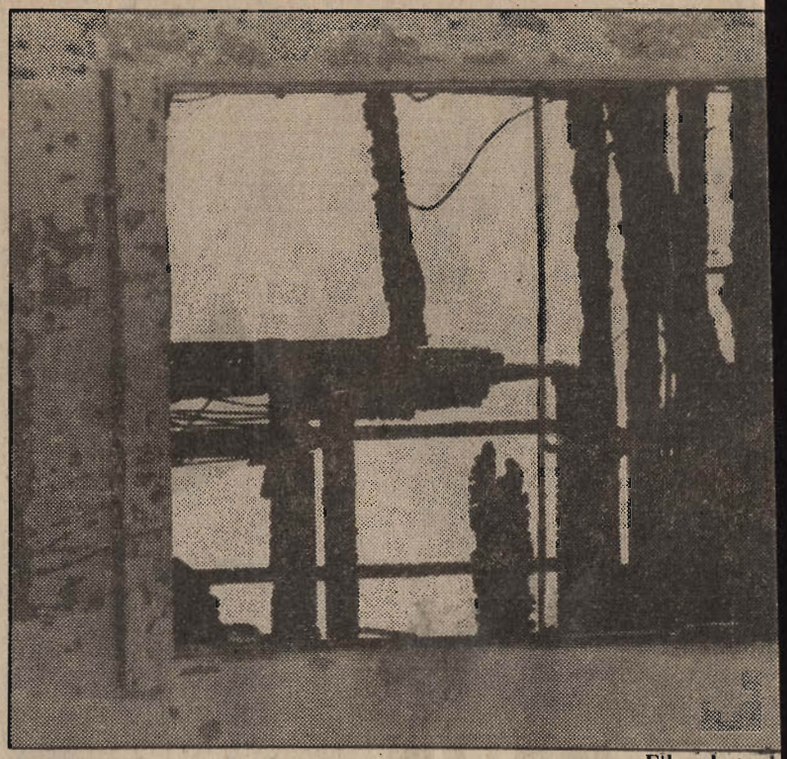
The number of fire-related deaths, however, declined less significantly, with 13 fatalities last year and 15 in 1981, the report said.

"We feel everything is down and things seem to be going very well right now," he said. "But I could hang up the phone right now and we could be rolling to a major fire any minute. You just don't know."

From March 1978 to April of last year, 56 persons perished — many of them young children — in fires. An arson fire to the Pinter Hotel on 14 Street on April 30 claimed 13 lives.

The large number of fatalities caused the city to be termed one of the leading areas in a

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File photo b

HOBOKEN FIRE officials say the number of fatal fi city have decreased markedly during the past year, but timbers of a previous fire are a tragic reminder of

The Dispatch, Hudson/Bergen Counties, N.J. Saturday, Jan. 22, 1983

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FIRES

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nationwide arson-for-profit campaign aimed at displacing poorer tenants in favor of wealthier prospective residents.

Houn claims the department's annual report, along with the fact that there has not been a fatal fire in the city in nine months, indicates that attempts to increase fire safety have been successful.

"If the city was ever unsafe — and we don't think that has ever been the case — then it is clearly improving," he said.

Houn said the department responded to 1,486 alarms last year, as opposed to 1,717 in 1981; there were 188 unnecessary calls compared to 238 in 1981; it received 485 false alarms, a decrease from 670 in 1981.

Houn declined to release specific figures concerning suspected arson attempts, pending completion of a department investigation for the New Jersey Statewide Arson Network System. He did say, however, that suspicious blazes and arson attempts also declined.

"If there was an arson problem, it is being wrestled with successfully," he said. "But we never felt we had an arson problem. This is a matter of record, and it has been confirmed by the state police and the (Hudson County) prosecutor's office.

"The revenge motive is involved in the clear majority of these fires. But how do you control revenge?" he said.

Blaze destroys condo-to-be



By FRANCES ANN BURNS
Staff Writer

HOBOKEN—A kerosene stove used for warmth by construction workers may have been the cause of the general-alarm fire that gutted a Grand Street factory building Saturday.

The fire, which took seven hours to bring under control, destroyed the building, causing a collapse that sent bricks and glass flying into the street. Seven or eight cars were buried under the rubble.

The building, the former Packet Container Co. at 222-232, was being renovated into condominiums, fire authorities said. There were about 15 workers on the site when the fire broke out at about 10 a.m. None of the workers was reported injured.

The fire is being investigated by Capt. Raymond Falco, the fire department's chief inspector.

When the first fire company arrived at the Grand Street site, the building was fully involved, Deputy Fire Chief Edward MacDonald said yesterday. "The flames were already belching out of the windows," he said. "They saw there was no chance of going inside, and they started right off with an outside attack."

Firefighter James Greene was cut by flying glass when the three top floors of the building collapsed, MacDonald said. He received six stitches on his right hand.

Companies from both Hoboken and Jersey City fought the blaze, bringing it under control about 5:30 p.m.

Above, a car lies crushed under bricks and rubble on Grand

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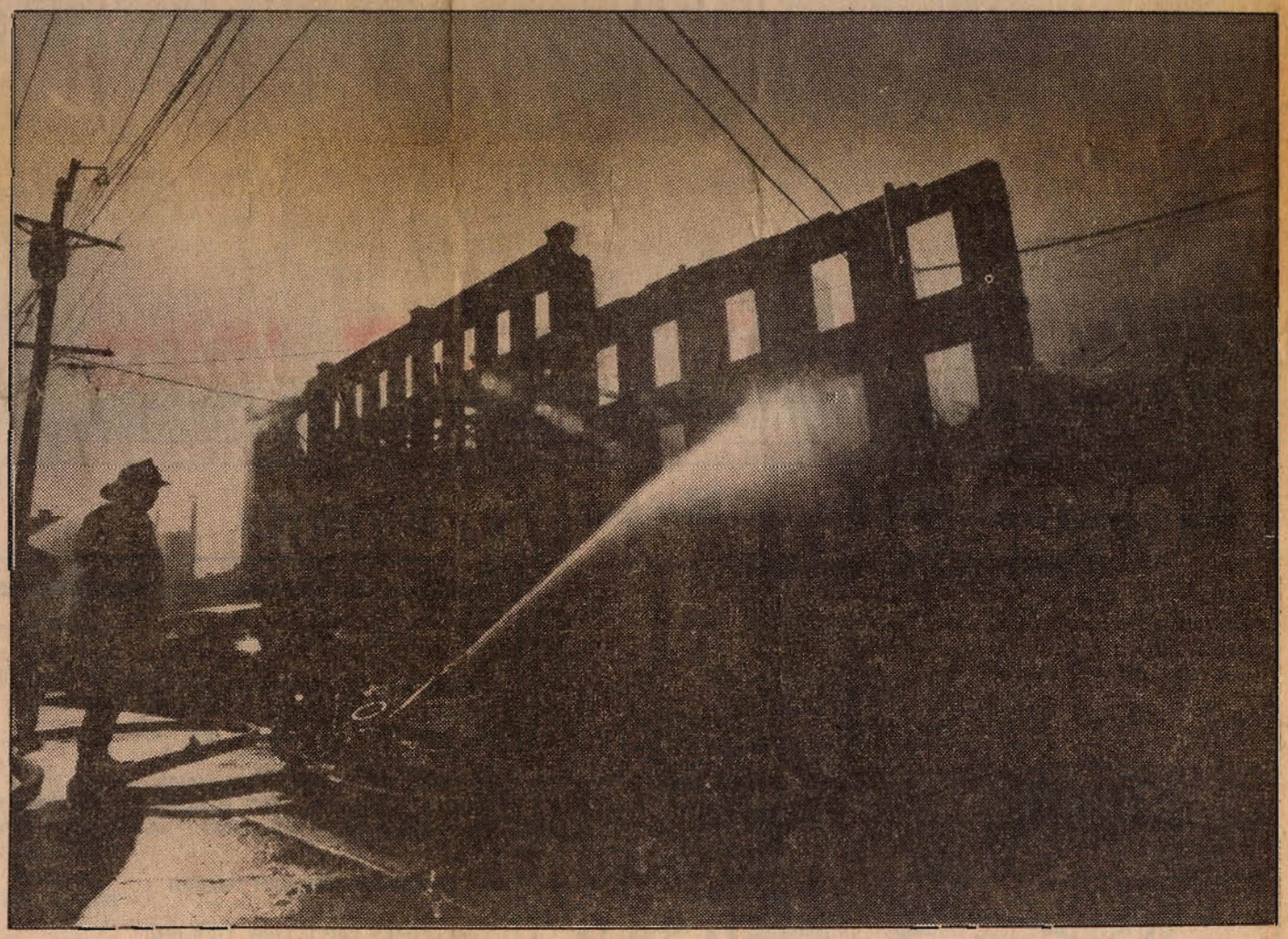
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Companies from both Hoboken and Jersey City fought the blaze, bringing it under control about 5:30 p.m.



Above, a car lies crushed under bricks and rubble on Grand Street in Hoboken Saturday in the aftermath of the fire that gutted an old factory at Grand and Third streets. And, left, firefighters from Hoboken and Jersey City attack the fire from outside the building after the top three floors collapsed. Firefighters fought the blaze for almost seven hours before it was brought under control.

Photos by Bill Bayer

2/2/83

THE HOBOKEN WATERFRONT: Who's in charge her

By James Kopchains

Who will make the final decisions about the Hoboken waterfront?

Who will ultimately decide who builds the $500 million development being proposed for the city's Port Authority piers? Who will decide which buildings are included? Excluded?

Answers have been ambiguous since Gov. Thomas Kean announced plans for the development on Sept. 22. But now, another Kean announcement on a Hudson River waterfront commission has created two possible answers.

One involves local interests, represented by the city council and its various boards of review, and the other involves state officials, convinced that such a large project could benefit the region or state and must be treated on a regional basis.

Kean's first State of the State address, delivered on Wednesday, mentioned waterfront commissions for both the Hudson and Delaware River regions.

The key word for all parties watching the Hoboken development has been the "accountability" of such a commission.

"There is nothing wrong with such a commission if it remains an advisory commission and does not mean the removal of 'home rule' on the waterfront." Mayor Steve Cappiello said.

"It puts another layer between the people of Hoboken and the planners," Steve Block, a member of the Hoboken Waterfront Coalition, said. "W would have very li opposed to local b making the decisio tion and re-electio

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See WHO'

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However, the sheer size of the waterfront project dwarfs any development project in the city since the turn of the century.

At its unveiling in September, Kean said "the project wil act as a catalyst, encouraging private developers to invest in the area (the Hudson River waterfront)." Kean said a bill allowing the regional Port Authority to become involved in the Hoboken project "would breathe new life into one of New Jersey's most valuable and underutilized resources — the Hudson River waterfront."

The federal government now owns the property. Legislation passed by Congress and signed by President Ronald Reagan this summer allows Hoboken to negotiate the purchase of the piers, which were seized by the federal government in 1917.

The Port Authority has been helping the city in the negotiations with the federal General Services Administration and in planning for their development.

As proposed by the Port Authority, which would contribute up to 25 percent of the cost of the project, the develop-

development site.

"The whole thing is, if you have this commission, it's good if it's used to aid the community," City Business Administrator Edwin Chius said. "If it's going to be used to steal taxes, then you have to stop it."

Port Authority officials have maintained that the final decision would be made by the Hoboken City Council. "I would expect that the council would delegate responsibility for review to its respective local boards," Salvatore Samperi, assistant director for waterfront development for the Port Authority, said.

"We have always said that we want to work with Hoboken in having the property developed," he said.

This would include reviews and hearings by the city's planning board and possibly its zoning board, according to Chius. In addition, a developer would have to submit every plan to construction code officials for inspection and would probably have to submit an environmental impact study with the state.

"Plus he would have to hold a lot of hearings, I should say

concerned about the vague wording in the Port Authority legislation.

Also, he said meetings with the Port Authority officials in December did not give the members any indication as to where the final jurisdiction over the development.

"I can't say definitely that the planning board has jurisdiction to require them to come in for site plan approval," Pappas said.

Another concern is a recent state Supreme Court decision on Rutgers University's plans to build a married students dormitory on its campus. Pappas explained the decision allowed the state legislature to supercede local reviw boards if it is decided the project is "for the benefit of the citizens of the state at large."

Michael Schaffer, a local civic activist, has called for a municipal referendum on the final plan chosen by developers.

The City Council recently passed a resolution calling for members of the Hudson delegation to the state legislature to meet and review any new legislation concerning the piers with the council before it is introduced.

"Good heavens, we lost the piers in 1917 and we've finally gotten to a point where we may be able to get them back . . . at this point to have someone else come down and say, 'By the way, now that the federal government is relinquishing control, the state of New Jersey is going to take it over. That would be bad," Ranieri said.

(NEXT: How will the piers be used?)

2/2/83

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"There is nothing wrong with such a commission if it remains an advisory commission and does not mean the removal of 'home rule' on the waterfront." Mayor Steve Cappiello said.

"It puts another layer between the people of Hoboken and the planners," Steve Block, a member of the Hoboken Waterfront Coalition, said. "With a state commission we would have very little input in decisions as opposed to local boards where the officials making the decisions have to stand for election and re-election."

"Perhaps with that outside authority and our having lost home rule there would be a natural antagonism developing within the community and, no matter what the plan was, there would be that inference that it is

See WHO'LL — Page 23.

scheduled for private development.

However, the sheer size of the waterfront project dwarfs any development project in the city since the turn of the century.

At its unveiling in September, Kean said "the project wil act as a catalyst, encouraging private developers to invest in the area (the Hudson River waterfront)." Kean said a bill allowing the regional Port Authority to become involved in the Hoboken project "would breathe new life into one of New Jersey's most valuable and underutilized resources — the Hudson River waterfront."

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Also, he said meetings with the Port Authority officials in December did not give the members any indication as to where the final jurisdiction over the development.

"I can't say definitely that the planning board has jurisdiction to require them to come in for site plan approval," Pappas said.

Another concern is a recent state Supreme Court decision on Rutgers University's plans to build a married students dormitory on its campus. Pappas explained the decision allowed the state legislature to supercede local reviw boards if it is decided the project is "for the benefit of the citizens of the state at large."

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(NEXT: How will the piers be used?)

Who'll be in charge of Hoboken piers?

Continued from Page 1

not being done as we would want it in our city," Councilman Robert Ranieri explained.

With a city of only 1.04 square miles, Hoboken contains a very limited amount of property that can be developed. As a result, its leaders have jealously guarded all control for any areas scheduled for private development.

However, the sheer size of the waterfront project dwarfs any development project in the city since the turn of the century.

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Estimates by Port Authority officials have put the number of jobs to be created by the project at about 10,000 construction jobs and another 4,500 permanent workers.

The Port Authority has said it would give the city's Mayor's Waterfront Advisory Committee the chance to recommend other uses in a master plan for the development site.

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"Plus he would have to hold a lot of hearings, I should say months if Gov. Kean was the developer.

Such a time-consuming stretch has officials fearing that a developer might welcome a chance to circumvent the procedure and deal directly with a state office.

George Pappas, attorney for the city's planning board, said members of the board have been concerned about the vague wording in the Port Authority legislation.

Also, he said meetings with the Port Authority officials in December did not give the members any indication as to where the final jurisdiction over the development.

"I can't say definitely that the planning board has jurisdiction to require them to come in for site plan approval," Pappas said.

Another concern is a recent state Supreme Court decision on Rutgers University's plans to build a married students dormitory on its campus. Pappas explained the decision allowed the state legislature to supercede local reviw boards if it is decided the project is "for the benefit of the citizens of the state at large."

Pappas said the Hoboken development could fit that definition. He said the board members would continue to monitor the project in the coming months.

Other civic groups have proposed to put the decision directly in the hands of the Hoboken voters through a referendum rather than risking it with state of local officials.

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(NEXT: How will the piers be used?)

THE HOBOKEN WATERFRONT

Cappiello won't pay big bucks for piers

By James Kopchains and Rick Tosches

With negotiations set to begin soon with the federal General Services Administration for the Port Authority's Piers A, B and C, Hoboken Mayor Steve Cappiello said he would make certain that the city isn't forced to pay an exorbitant amount for the tract.

Meanwhile, at last night's city council caucus, a Hoboken architect presented to the council a slide presentation of proposals for the development of the old Fifth and Sixth Street piers to the north.

Both groups of piers are part of a waterfront development project to be financed jointly by the Port Authority and private developers. However, before any plans can be developed the city must negotiate and purchase Piers A, B, and C from the GSA. It already owns the Fifth and Sixth Street piers.

"We want to make sure that we are offered a fair price for the property," Cappiello said. "If we are offered a price well above what we think the property is worth, we'll just tell them 'no' and let the piers go up for public bidding."

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...by the development announcement, which was made in September by Gov. Thomas Kean, that would drive up the price that the GSA would ask for the piers.

"I don't want it to seem that we'll take any price because the development is scheduled to go there," Cappiello said.

Cappiello would not comment on just how much he felt the city should have to pay for the piers.

"I don't want to tip my hand," he said.

Under special legislation passed by Congress, the GSA is under orders to sell the land to Hoboken. In addition, the legislation specifies that the amount of taxes the city has lost in the years it remained under federal control (since 1917) be taken into consideration in determining the sale price.

Although no date has been set for the negotiations to begin, they are still expected to start in about a month. At present, the GSA is conducting an assessment of the property.

Meanwhile, at last night's council caucus, Hoboken architect Joseph T. Vitullo presented to the council slides and conceptual drawings which ... the first phase of the waterfront development," Vitullo estimated the Fifth and Sixth Street piers will cost in excess of $70,000,000 "for basic construction."

On that property, Vitullo proposed the construction of two high-rise buildings: One 28-story structure and another 11-story building. The two buildings will consist of 396 residential units with commercial space available.

Vitullo said the property would have ample parking space available to the buildings' occupants. Also proposed is an amusement center, public walkways and a restaurant overlooking the Hudson River.

He advised the council that his presentation "is just a rough idea of what it could actually look like," but urged the council to make a fast decision.

"We feel that it's (the project) been sitting long enough," Vitullo continued. "We're asking for you to turn it loose. We have the economic power to begin construction next week."

Vitullo estimated that the development of the Fifth and Sixth Street piers would take three years to complete.

The council plans to hear proposals from other developers before rendering its decision.

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Tenants want control

By BILL GYVES
Staff Writer

HOBOKEN—An attorney representing the tenants of 223 Madison St. said he is in the process of trying to have the building removed from the landlord's control because the landlord has been "totally irresponsible."

The building has been at the center of a 10-month feud between city officials and the landlord.

Attorney Ramon Irizarry said yesterday he plans to file papers next week in Hudson County Superior Court in Jersey City requesting that the building be placed in receivership, in effect transferring control of the building from the landlord to a local agency.

Luis Mieles, the landlord, was released on $1,000 cash bail Tuesday night

Move to wrest building from landlord

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Luis Mieles, the landlord, was released on $1,000 cash bail Tuesday night after failing to appear at a Hoboken Municipal Court hearing regarding a complaint filed jointly by the tenants and city officials charging that he has failed to provide heat for a week.

Mieles has been attacked by both the tenants and the city during the last several months for failing to provide adequate services.

"This guy has just been derelict. He's been totally irresponsible, and this is the last straw," Irizarry said.

Irizarry also said that if the tenants are successful in their bid to have the building placed in receivership, it would be the first step in eventually converting the building into the city's first "poor peoples' condo."

Irizarry said the building's tenant association hopes to have each of the building's units purchased outright by a tenant, which would give the tenants control of the building.

"As far as Mieles is concerned, I really don't care if they throw him in jail or not. I'm through with him. We're not giving him any future rent. We're not giving him a penny," Irizarry said.

The city is reportedly planning to use the $1,000 bail money to cover its expenses for purchasing heating oil for the building on three separate occasions this winter.

Move to wrest building from landlord

...ello won't pay big bucks for P.A. piers

Continued from Page 1

Cappiello said he wanted to make it known that the city would not be hampered in its negotiations by the development announcement, which was made in September by Gov. Thomas Kean, that would drive up the price that the GSA would ask for the piers.

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Meanwhile, at last night's council caucus, Hoboken architect Joseph T. Vitullo presented to the council slides and conceptual drawings which showed proposed development of the Fifth and Sixth Street piers.

Calling the project "Riverwalk" and "the first phase of the waterfront development," Vitullo estimated the Fifth and Sixth Street piers will cost in excess of $70,000,000 "for basic construction."

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Hoboken project gaining

Friday, Feb. 18, 1983

By BILL GYVES
Staff Writer

The New York State Assembly is considering amending legislation to enable the Port Authority of New York and New Jersey to proceed with the $500 million Hoboken waterfront project, despite warnings that such a move could jeopardize the project in the New Jersey Legislature.

During an all-day public hearing, the Assembly Standing Committee on Corporations, Authorities and Commissions repeatedly questioned whether it is "appropriate" for the Port Authority to expand its already massive operations to include waterfront development projects.

Committee Chairman G. Oliver Koppell, D-L The Bronx, said the Assembly questions whether the port authority's financial strength would be strained by entering into such major development projects.

"Is this new departure for the Port Authority one that we ought to approve in light of its other responsibilities?" Koppell asked. "What are the tax implications?"

Proposals suggested by committee members include linking any future waterfront development to an increase in the PATH fare. The PATH is now heavily subsidized by the Port Authority.

Hoboken Mayor Steve Cappiello,

See HOBOKEN, Page 17

major reservations about the proposal and suggested amendments to the pending legislation may be necessary. If the legislation is amended, it would have to be sent back to the New Jersey legislature for approval.

But in testimony yesterday, officials suggested an amended bill may not again clear the New Jersey Legislature or may be stalled there for months.

"I can understand all of your fears You have concerns, and we have concerns as well." said state

July. The Senate passed the bill on the same day it was published, according to those members.

"This deserves the most careful and complete examination," Koppell said, adding that he had "assured" Goldmark the Assembly would act "expeditiously" on the legislation.

A decision regarding whether or not to approve an amended version of the legislation could be reached within the next few weeks, Koppell said.

Hoboken man grilled on arsons

FEB-18-83
HUDSON DISPATCH

A 19-year-old Hoboken man accused of arson is being questioned by members of the Hudson County Prosecutor's Office in the wake of several other suspicious fires in the city.

Orlando T. Sabater, listed as living at 913 Garden St., is charged with starting a small fire in his apartment building early Sunday. He was scheduled to be arraigned yesterday before Hudson County Central Judicial Processing Court Judge Edward F. Zampella in Jersey City, but the Prosecutor's Office asked that he be held for questioning its representatives, according to court staffers.



who was at the hearing, and Port Authority officials said such an amendment would be unwise.

One suggestion includes limiting the Port Authority to $100 million in "seed money" for each project. The pending legislation, however, does not contain such a spending sealing. Another suggestion aired at the hearing yesterday, would be to include an amendment requiring a guarantee that both projects become self-sufficient.

The Port Authority proposal calls for two major waterfront revitalization projects — the one in Hoboken and one in the Hunter's Point Section in Queens, N.Y. Both sites will be mixed-use projects, each funded by approximately $100 million in Port Authority "seed money" and the rest by private developers.

Identically-worded legislation authorizing the Port Authority to proceed must clear the legislatures of both states, because the authority is a bi-state agency. The enabling legislation has already cleared the full New Jersey Legislature and been signed by Gov. Thomas H. Kean.

The bill also has cleared the New York Senate, and approval in the New York Assembly is considered to be the last major obstacle for the proposal.

But the Assembly committee indicated yesterday it had several major reservations about the proposal and suggested amendments to the pending legislation may be necessary. If the legislation is amended, it would have to be sent back to the New Jersey legislature for approval.

But in testimony yesterday, officials suggested an amended bill may not again clear the New Jersey Legislature or may be stalled there for months.

"I can understand all of your fears You have concerns, and we have concerns as well." said state Sen. Nicholas J. LaRocca, D-33, who co-sponsored the New Jersey version of the bill.

"But I respectfully urge, as a bottom line, that you not amend this legislation," LaRocca said yesterday at the meeting.

LaRocca, Cappiello, and officials from New York City and the Port Authority all argued that the potential economic benefits of the proposal outweigh any minor problems in the enabling legislation.

"For too long the development of our waterfront has been an insurmountable opportunity," said Peter C. Goldmark Jr., executive director of the Port Authority.

Goldmark, one of 22 people testifying yesterday, faced the toughest questioning by the committee. by the committee for the longest period.

"Sometimes I'm baffled. I think if I were on your commission I would be holding a hearing on why we weren't moving faster. Sometimes I feel like I'm rolling a peanut uphill with my nose," Goldmark said.

Nevertheless, the committee remained steadfast in its criticism of the Port Authority proposal. Committee members argued that a vigorous review of the proposal's ramifications is necessary because the New York Senate did not thoroughly investigate the matter before approving the legislation in July. The Senate passed the bill on the same day it was published, according to those members.

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FEB-18-83 DISPATCH Jersey City

A 19-year-old Hoboken man accused of arson is being questioned by members of the Hudson County Prosecutor's Office in the wake of several other suspicious fires in the city.

Orlando T. Sabater, listed as living at 913 Garden St., is charged with starting a small fire in his apartment building early Sunday. He was scheduled to be arraigned yesterday before Hudson County Central Judicial Processing Court Judge Edward F. Zampella in Jersey City, but the Prosecutor's Office asked that he be held for questioning its representatives, according to court staffers.

March 2 hearing set for five fire captains

By BILL GYVES
Staff Writer

HOBOKEN—A disciplinary hearing for five Hoboken fire captains charged with insubordination after refusing to enter a building suspected of being an arson target is scheduled for next week.

The hearing, postponed four times in the last six months, has been scheduled for March 2, according to a spokeswoman for the city's law department.

The fire captains were charged with insubordination after they refused Aug. 3 to search a building at 715 Clinton St., where it was believed an arsonist could be hiding. Three days prior to the order to conduct the search, firefighters found a liquid accelerant and burnt newspapers on a stairwell inside the structure.

The captains have argued through their attorney, David Solomon, that such a search would have presented an unnecessary threat to their lives. A search of a suspected arson target should be conducted by armed fire marshals or police officers, Solomon argues.

The inspection of a suspected arson target is not included in the fire captains' contracts, Solomon said.

But city officials counter that the captains clearly disobeyed an order of a superior, and were shirking their responsibility to protect the public.

Shortly after the incident, Mayor Steve Cappiello said the captains' actions were in "flagrant disregard for human life."

Solomon and Bill Bergin, president of the Hoboken Fire Officers' Union, which represents the five captains, have said they anticipate a negative ruling in the hearing. They also have said they will appeal any negative ruling.

Arson victim tests prove death causes

By BILL GYVES
Staff Writer

The bodies of six family members killed in a deliberately set 1981 fire in Hoboken have undergone medical tests to secure "adequate" proof of the cause of death, an assistant Hudson County prosecutor said yesterday.

James E. Flynn, first assistant prosecutor, said the tests, conducted last week after the six bodies were exhumed in Puerto Rico, confirmed original autopsy reports that the six died of smoke inhalation.

Flynn said the tests indicated that there is no "independent" evidence of foul play in their deaths other than evidence uncovered at the fire suggesting the blaze was set.

Prosecutor Harold J. Ruvoldt Jr. last week refused to comment on the medical tests, leading to speculation that investigators had reached a breakthrough in the Oct. 24, 1981, Washington Street fire that claimed 11 lives.

"There is no significant breakthrough in the case. It's still an open case," Flynn said.

Flynn said the tests were conducted "to secure adequate proof of death." There are no solid leads in the case, and no arrests are pending, he said.

The blaze was determined to have been deliberately set after firefighters discovered evidence that a liquid accelerant had been poured into the building's hallway. The accelerant was ignited, and the five-story tenement was engulfed in a blaze that burned for nearly 12 hours.

The bodies of Godovin Mercado, 39; his wife Annie, 35; and their children Ruth, 13, Dennise, 12, Kenneth, 9, and Walter, 10, were exhumed Wednesday and examined by four county and state criminal specialists.

In addition, the three-alarm blaze claimed the lives of Mrs. Mercado's father, Manuel Velez, 75, and a another mother and three of her children.



Pat Pasculli, center, is mobbed by supporters, including Mayor Steve Cappiello, in suit, after his runoff victory for Sixth Ward councilman. 6/83



Thomas Vezzetti, center, celebrates his victory in runoff election for Second Ward councilman in Hoboken. (Story on Page 28.)

JJ 6/15/83

Pasculli, Vezzetti win runoffs in Hoboken



Pat Pasculli, center, is mobbed by supporters, including Mayor Steve Cappiello, in suit, after his runoff victory for Sixth Ward councilman. 6/83



Thomas Vezzetti, center, celebrates his victory in runoff election for Second Ward councilman in Hoboken. (Story on Page 28.)

J J 6/15/83

The odd couple

HD 4/5/83



Photo by Bill Bayer

A NEW BUILDING goes up on Garden Street in Hoboken across from a burned-out tenement on Park Avenue yesterday. The new building's site had been used as a municipal parking lot.

Established 1957

HOBOKEN PICTORIAL

THURSDAY, JUNE 30, 1983

BERGIN CHARGES KANGAROO COURT IN CAPTS. TRIAL

Hoboken's Local 0176, International Association of Firefighters (I.A.F.F.), enraged over the recent decision by Public Safety Director James Giordano in fining four fire captains $500 each, and demoting a fifth to the rank of fireman, has charged they faced a kangeroo court.

Ordered fined were Captains Robert Moore, Gerard Paterson, Michael Waldich and Jack Lisa. Ordered demoted was Eugene Failla.

The five men were tried on departmental charges of insubordination resulting from allegations that they refused to order firefighters to enter a building suspect of being an arson target.

The following is a reply to the decision by I.A.F.F. president Captain William A. Bergin:

The recent decision by Director Giordano in regards to the five fire captains was not only unethical and biased but it was pre-determined over nine months ago, long before we were forced to attend one of the most underhanded departmental hearings ever.

The order that these captains refused to give was very dangerous and could have cost the life of one of their men. They were told to order one of their men into this building on the hour (alone, unarmed, without radio communication and without police protection) to search this building for an arsonist (a potential murderer.)

I wonder if the people involved with this case would ask their son to go into this building under these same conditions. Any non-political fire expert would tell you that this order was illconceived and dangerous. Anyone who would disagree is not speaking with his heart and is a spineless political crony who has never spoken up in defense of his men.

If any of the captains involved were political cronies they probably would have received an award citation for their actions. There have been many more serious acts in this city but when you're in, you never hear the results and in most cases, nothing happens.

The decision is so unjust that it would take a person with a very small simple mind to ever think it will hold up when we appeal to civil service.

The decision in reference to Captain Failla is not only unjust but is very close to being criminal and we will explore this possibility. We have recently defended Captain Failla in a recent precedent setting grievance case and won, it is common knowledge that the city was very upset with their defeat and if possible, would try to get Captain Failla. The powers to be are also upset with Captain Failla because of a compensation case he has pending. This also affected this decision. But so many compensation cases of political cronies go by without a word being said. To all the people involved with the case, I ask them to examine their conscience to see if their actions would have been the same if a political crony was involved; would it had gone this far, if it was so and so's nephew or Joe Blow's cousin, what would have happened?

We must all remember when a littly baby plays in his backyard, he will always be a winner because all the toys and soldiers are his; but when he leaves the confines of his yard without his bag, he will be in for some surprises. Because of the many unethical and illegal tactics used in this so-called hearing, I am very confident this idiotic decision will be overturned by Civil Service once we get a chance to present our case at a fair and unbiased hearing.

Pasculli, Vezzetti win Hoboken runoffs

6/83

By Earl Morgan

When the Hoboken City Council is sworn in July 1, there will be two new faces — those of Pat Pasculli, who defeated Angelo Valente in yesterday's run-off election, and Thomas Vezzetti, who defeated incumbent Council President Walter Cramer.

Less than 20 minutes after the polls closed at 8 p.m. last night, the ballots were delivered to the city clerk's City Hall office and tabulated.

Vezzetti was the winner in the Second Ward race with 1,085 votes to Cramer's 781.

In the Sixth Ward, Pasculli received 1,102 votes to Valente's 888.

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credited his supporters as a major factor in his election.

Pasculli commended his opponent Valente for running a clean campaign.

"I don't want to lead a divided ward and I will contact Valente to see if we can sit down to see if there are ways we can work together for the benefit of all the people," Pasculli said.

Pasculli a Hoboken school teacher, said some of the priorities during the beginning of his term will be grappling with the impending development of the city's waterfront, improving the educational system and addressing the issue of rapidly increasing rents in the mile square city.

Valente said, "I'm only 21 and I think it's incredible that running as an independent I could get this much support."

Valente, a student at Jersey City State College, said he intends to continue to be active and speak out on issues.

"There are 888 people who voted for me and I intend to do the best I can for them," he said.

While Cramer was not available for comment, Vezzetti who has been a perennial critic of the current city administration in general and Cramer in particular, said he intends to continue in his attacks and will attend tonight's scheduled meeting of the school board to demand

vacancy decontrol clause in the current rent leveling ordinance.

"Developers and politician are trying to drive the people of Hoboken away so they can get higher rents from out-of-towners, and that's going to be stopped," Vezzetti declared as his supporters applauded and shouted their approval.

Vezzetti also said he will take a close look at the waterfront development and scrutinize the operation of the board of education.

Vezzetti said he will continue to press for the construction of a Pathmark supermarket in the ward that was a major issue during the campaign. Cramer also supported the supermarket but a

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Vezzetti unseats Cramer

HD 6/15/83

By BILL GYVES
Staff Writer

HOBOKEN—Administration critic Thomas Vezzetti yesterday trounced City Council President Walter S. Cramer in a runoff election for the council's 2nd Ward seat in what is considered one of the biggest political upsets in the city's history.

Vezzetti, one of Cramer's most persistent and colorful critics, secured 1,085 votes to the incumbent's 781. Vezzetti easily carried three of the ward's five districts, losing the other two by only two votes each.

In the second runoff election yesterday, Pat Pasculli easily defeated Arcangelo Valente, 1,102 votes to 888, to assume the 6th Ward council seat now held by incumbent Nunzio Malfetti, who was defeated in the May 10 election.

Vezzetti and Pasculli will assume their seats July 1 along with the four council members re-elected last month.

Cramer, who has served on the council for 10 years and served as president for four, will preside at his final council meeting tonight.

Moments after the polls closed last night, Vezzetti was circling the 2nd Ward with dozens of his supporters, thanking the residents for their support and promising he would fight to serve their needs on the council. Vezzetti was barking through the megaphone that became the focal point of his largely one-man election camaoign.

"Tommy's really an oddball, but he's honest. That's what the people think and like about him," said Vezzetti's assistant capmaign manager, Margie O'Brien, in his campaign headquarters on 13th Street.

Cramer was forced into the runoff with his lifelong acquaintance and longtime political foe when he was unable to secure more than 50 percent of the total vote in the May election. Vezzetti more than doubled the number of votes he secured in the general election, while Cramer gained only 60 votes.

City officials expressed shock at the margin of victory. Vezzetti's victory over Cramer, who received the strong backing of Mayor Steve Cappiello, was interpreted to have been as much a protest vote against the present city administration as a vote in suppport of Vezzetti.

Cramer and Malfetti were the only two incumbent council members defeated in the election. First Ward Councilman Anthony H. Romano, 3rd Ward Councilman Salvatore Cemelli and 5th Ward Councilman E. Norman Wilson Jr. were

See VEZZETTI, Page 19

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In the Sixth Ward, Pasculli received 1,102 votes to Valente's 888.

Hailing his victory as a vindication of his unsuccessful effort to capture the council seat six years ago when he lost in a three-way race to outgoing Councilman Nunzio Malfetti, Pasculli credited his supporters as a major factor in his election.

Pasculli commended his opponent Valente for running a clean campaign.

"I don't want to lead a divided ward and I will contact Valente to see if we can sit down to see if there are ways we can work together for the benefit of all the people," Pasculli said.

Pasculli a Hoboken school teacher, said some of the priorities during the beginning of his term will be grappling with the impending development of the city's waterfront, improving the educational system and addressing the issue of rapidly increasing rents in the mile square city.

Valente, while losing seemed to be as jubilant as his opponent. Surrounded by supporters at his headquarters on Third Street, Valente said, "I'm only 21 and I think it's incredible that running as an independent I could get this much support."

Valente, a student at Jersey City State College, said he intends to continue to be active and speak out on issues.

"There are 888 people who voted for me and I intend to do the best I can for them," he said.

While Cramer was not available for comment, Vezzetti who has been a perennial critic of the current city administration in general and Cramer in particular, said he intends to continue in his attacks and will attend tonight's scheduled meeting of the school board to demand "Cramer resign from his job as the board of education's business administrator."

Vezzetti, a bank security guard, said he intends to fight the vacancy decontrol clause in the current rent leveling ordinance.

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Vezzetti said he will continue to press for the construction of a Pathmark supermarket in the ward that was a major issue during the campaign. Cramer also supported the supermarket but a veto by Mayor Steve Cappiello and the council's failure to override it were seen to damage Cramer's standing among his constituents.

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Less... the ... nis... in 1982 to ... DIVISION, of Newark, was hired by the city that SCA Chemical Services Co., Earthline Services, of Newark, was hired by the city government agencies. The report states hipments and hazardous polychlorinated biphenyls and hapharzard enforcement by the building of polychlorinated ... incident ... the lawmakers up a general ... programs are ... that efforts to enforce ... action Agency ... to increase ... for "prompt ... Stanley Fink said he ... pleased yesterday ... ding to a New York state ... ed 100 gallons of the ... A Newark company hired to get rid of 2,800 gallons of PCBs in Manhattan may have ... violated state and federal regulations and ...

PCB removal blasted

... Burns, and other members of the Fam... is scheduled to be tried in state court on separate charges arising from the botched $1.6 million Brink's robbery in October 1981 in which a guard and two police officers were killed.

Rich would be hit

WASHINGTON (UPI)—Treasury Secretary Donald T. Regan, who says a Democratic proposal to cap the ... would hurt the middle class, Tuesday acknowledged the vast majority of ... revenue would come from taxpayers ...

...buy offered

... (UPI)—Rail union ... of 42,000 Conrail ... package ... union cash ...

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... vacancy decontrol clause in the current rent leveling ordinance.

"Developers and politician ... the most ... history ... one of us the noble element. When ... the cynic and there is also ... trying to drive the people of ... taken away so they can get ... of two counts of rape, one count of ... and one count of ... rents from out-of-towners, ... 's going to be stopped," ... declared as his supporters ... lauded and shouted approval.

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...VEZZETTI

Continued from Page 1

all re-elected to the council. Fourth Ward Councilman Mary Francone was elected to the council two months after being appointed to complete her husband Louis's unexpired term.

The terms of the city's three at-large council members expire in 1985.

Arson victim tests prove death causes

By BILL GYVES
Staff Writer

The bodies of six family members killed in a deliberately set 1981 fire in Hoboken have undergone medical tests to secure "adequate" proof of the cause of death, an assistant Hudson County prosecutor said yesterday.

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Flynn said the tests were conducted "to secure adequate proof of death." There are no solid leads in the case, and no arrests are pending, he said.

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In addition, the three-alarm blaze claimed the lives of Mrs. Mercado's father, Manuel Velez, 75, and a another mother and three of her children.

nd Jersey Observer
L, SATU
SATURDAY, JULY 2, 1983

Housing crunch hurts poor

By James Kopchains

In a clear sign of the housing crunch affecting the poor in Hoboken, over 200 persons lined up for hours yesterday morning to have a chance at getting one of 55 new low-income housing units being offered in the city.

Most of those standing in line had arrived by 6 a.m. and waited patiently for the doors at the registration office at the city's YMCA to open at 10 a.m. The first person on line, Esther Morales, said she arrived with three friends at about 3:45 a.m.

Officials at Applied Housing Inc. had held the registrations to determine which families would be given apartments at its newest federally subsidized apartments, Elysian Estates, located at 1300-1312 Washington Street.

Raul Morales, the area manager for Applied Housing, said the firm would only give applications to the first 165 persons on the line. The others would be put on a waiting list for vacancies should they develop in the future.

However, the chances of this happening are slim. "With rents as high as they are and good housing at a reasonable rate hard to find, people who find good housing are not giving it up," Morales said.

Of the 55 apartments that will be available at the Elysian Estates, 32 are one-bedroom, six are two-bedroom, and 17 are three-bedroom units. Four of these apartments are equipped for handicapped tenants.

Each of the units is governed under the federal Section 8 housing program, which will provide subsidies towards the rental of the units. However, to get an apartment, tenants have to meet federal Housing and Urban Development standards.

See HOUSING — Page 9.

different reason for seeking an apartment, the reasons were all indirectly blamed on the current housing shortage in the city.

Mrs. Morales, the first in line, said she lives alone in a small apartment on Madison Street, where the rents are too

bedroom unit for herself and her four children. "I want to live decently," she said explaining that the landlord of her house has been demanding a high rent from her for an apartment which she described as being in bad condition.

Arson victim tests

N. Bergen hearing is delayed

Study oil recover

THE JERSEY JOURNAL, SATU

Housing crunch felt by poor in Hoboken

Continued from Page 1

To be considered, the combined household income of each applicant can not exceed: $13,850 for households of only one person; $15,800 for two persons; $17,750 for three; $19,750 for four; $21,000 for five; and $22,200 for six persons.

In addition, other tenant selection criteria such as credit checks and housekeeping investigations would be used in determining the new tenants for the Elysian Estates, which are scheduled to open at the end of this summer.

All four women who headed the line yesterday said they believed they met all requirements. And though each one had a different reason for seeking an apartment, the reasons were all indirectly blamed on the current housing shortage in the city.

Mrs. Morales, the first in line, said she lives alone in a small apartment on Madison Street, where the rents are too high for such an old apartment. The next in line, Miriam Zunzunelgui, said she needed the apartment because of the crowded conditions where she lives now.

"I live with my sister and her family. There's just not enough room for everyone there," she said.

For Santia Arocho, the third person on line, her family has already been served an eviction notice by their landlord who wants to renovate it and sell it at a higher rent. She said she was hoping for a three-bedroom apartment for her and her husband and their three children.

Margarita Jiminez, the fourth on line, also needs a three-bedroom unit for herself and her four children. "I want to live decently," she said explaining that the landlord of her house has been demanding a high rent from her for an apartment which she described as being in bad condition.

Leveling board makes suggestions on improving rent ordinance

The Hoboken Rent Leveling and Stabilization Board met last night to make a few recommendations to the city fathers on the local rent ordinance.

First, the board discussed the improvement of market value through substantial rehabilitation.

"Three hundred and sixty-four units can become decontrolled if the application for substantial rehabilitation is submitted. This means people who are paying $200 and $300 could not possibly afford it after the rehabilitation," explained Sister Norberta to the rest of the board.

"Because our assessment of property value is old, and real estate value has increased, we are working with illegal property value," she said.

Sister Norberta said that a fair deal for the owner and the tenants would be the market value since the owner could make improvements in the building and the tenants would not be affected by higher rents.

But Michael Mastropasqua, chairman of the board, said. "No law is going to be fair to both sides. You just can't change only one side of it."

The board agreed to let the city law department come up with some changes and suggestions.

"I will support the ordinance, whatever it is, whether I like it or not," Mastropasqua said.

Some problems arise when applying the market value with substantial rehabilitation. "Using the market value in applying substantial rehabilitation will bring the cost and value of the property up and everyone will turn away from rehabilitation," said Joseph Santiago, rent board administrator.

"We look like we are the devil. If we restrict ourselves to one thing and it doesn't work for the homeowners, we'll look bad," Mastropasqua concluded.

7/22/83

HOBOKEN PICTORIAL

Guiseppe McNamara



Tom Vezzetti, as a new member of the city's legislative body is getting around - as usual.

When committees were assigned recently by Hoboken Council President Helen Macri, Vezzetti wanted to talk about the way the freeholders conducted themselves.

Vezzetti by no means is a stranger to the board and more times than not is at the meetings, sometimes with his small typewriter in hand taking down

reminded the board that under the rules, the public is prevented from talking about any of the resolutions on the agenda until the board has voted on them. This is wrong Vezzetti said, and Cappiello said he'd sit down with him when he had an opportunity and discuss the matter.

Back to the city council committees, they are with their chairpersons: Administration, Vezzetti, Mrs. Macri and Robert Ranieri; Water and Sewerage Romano and Cemelli and Transportation and Parking, Romano, Cemelli and Pasculli.

Meanwhile, a six percent across-the-board reduction in all municipal department budgets has been agreed upon by the council which hopes to reduce the projected $44 increase in tax rate.

A new meeting was called to work on a budget which would reflect the six percent cut. There is supposed to be a clause

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Tom Vezzetti, as a new member of the city's legislative body is getting around - as usual.

When committees were assigned recently by Hoboken Council President Helen Macri, Vezzetti wound up on a trio of important ones which included Administration, Community Development and Sewer and Utilities.

In his travels recently Vezzetti paid a visit to Mayor Steve Cappiello, who is also the freeholder director, at the Hudson County Administration Building. It seems he wanted to talk about the way the freeholders conducted themselves.

Vezzetti by no means is a stranger to the board and more times than not is at the meetings, sometimes with his small typewriter in hand, taking down everything that is going on.

One of the suggestions made to Cappiello, who has often been the target of Vezzetti's barbs, was that he should give up one of his two jobs and give the taxpayers a break.

On the subject of the freeholders' agenda, the neophyte councilman reminded the board that under the rules, the public is prevented from talking about any of the resolutions on the agenda until the board has voted on them. This is wrong Vezzetti said, and Cappiello said he'd sit down with him when he had an opportunity and discuss the matter.

Back to the city council committees, they are with their chairpersons: Administration, Vezzetti, Mrs. Macri and Robert Ranieri; Water and Sewerage Utilities, Ranieri, Mrs. Macri and Vezzetti; Community Development, Mrs. Macri, Ranieri and Vezzetti; Revenue and Finance, E. Norman Wilson, Jr., Thomas Kennedy and Mary Francone; Health and Welfare, Kennedy, Mrs. Francone and Wilson; Law, Mrs. Francone, Wilson and Kennedy; Public Safety, Sal Cemelli, Anthony Romano and Pat Pasculli; Public Works, Pasculli, Romano and Cemelli and Transportation and Parking, Romano, Cemelli and Pasculli.

Meanwhile, a six percent across-the-board reduction in all municipal department budgets has been agreed upon by the council which hopes to reduce the projected $44 increase in tax rate.

A new meeting was called to work on a budget which would reflect the six percent cut. There is supposed to be a clause added that the reductions will be made without job firings. Some had been fearful that this might happen.

City Recreation Director James Farina has suggested that the Jefferson St. Recreation Center be named after Jerry Malloy, the city's "Ambassador of Good Will". The center is presently undergoing $1 million in renovations.

100% tax abatements? Not so fast, says Ci

By BRAD KELLY
Staff Writer

HOBOKEN—From now on, only members of the City Council will be allowed to sponsor ordinances. The council yesterday passed a resolution to that effect in the wake of a dispute over a proposed ordinance that turned out to have no known sponsor.

The council yesterday tabled an ordinance that would have allowed 100 percent abatements for a five-year period for improvements to multi-family buildings.

Councilman Robert Ranieri objected to the ordinance and tried to find out who had sponsored it. None of the other council members knew.

Ranieri contacted the law department and the clerk's office to find out who the sponsor was but was given no answer.

Council rules permitted city departments up to the sponsorship of it," Councilman E. Norman Wilson said.

As a result, the council yesterday passed a resolution to hold its caucus one week before the regular council meeting and to limit the sponsorship of ordinances to council members.

Wilson said the caucus was previously held two days before the meeting.

He said the council will now have a week to review matters brought before it, prior to the regular City Council meetings.

Ranieri objected to the tax abatement proposal, saying it came at a time when the city's homeowners are paying higher property taxes and city employees are facing layoffs.

He said tax abatements were granted to businesses and homeowners several years ago when the city was in need of rehabilitation.

"Do we need that type of enticement for investment now?" he asked.

The City Council passed an ordinance five

Dispatch, Hudson/Bergen Counties, N.J. Thursday, July 21, 1983

Guttenberg adopts rent registration

By BETH KUHLES
Staff Writer

GUTTENBERG—The rent-leveling board last night unanimously adopted a rent registration program that would allow the board to regulate and enforce the rent-control ordinance by monitoring the rental and tenancy of apartments.

The rent registration is a promulgation of the ordinance that gives the board the authority to monitor all rent increases above the cost-of-living increase, which ranges from three to five percent depending on the base rent.

"We do not know in previous years how much was being charged unless we had a 'rate of fair return' complaint where they listed the number of apartments and the rent," said Harold Demellier, executive director of the board.

Under the new plan, a letter would be sent to all landlords requesting them to list current rents of apartments, the number of units in each building and the names of the tenants.

The landlord would be required to return the information to the board office within 45 days.

After the initial survey, the landlords need notify the board only when a change in tenancy occurs. A random survey of tenancy is scheduled to be conducted in conjunction with the project.

The measure is scheduled to go into effect Aug. 1. The return of the survey is required by Sept. 15.

See BELL, Page 7

Soaring land values frighten homeowners

8/22/83

By BRAD KELLY
Staff Writer

HOBOKEN—The recent sale of a one-family house on Garden Street for $215,000 — in an area where the average house is assessed at $13,000 — has aroused concern about its effect on property assessments.

Since assessments are based on market value, and because the city is undergoing a long-delayed revaluation program, the concern has reached the City Council.

The council may ask Hudson County legislators to enact tax law provisions to protect homeowners from unrealistic increases in their assessments under the revaluation scheduled to take effect in 1984, Councilman E. Norman Wilson Jr. said yesterday.

"Why should homeowners have to suffer because someone from New York was foolish enough to pay an inflated price for a house?" Wilson asked.

The house was purchased in the spring by a family from New York City, he said.

Inflated market values could have a big impact on the amount of property taxes a homeowner would have to pay in 1984, Wilson said.

All assessments on homes are currently being brought up to market value.

The revaluation figures were scheduled to be

See LAND, Page 7

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Monte said he did nothing to affect the election.

The revaluation is due to be completed by year's end and will be used in the 1984 assessments, according to Wilson.

The revaluation of assessments in the city was ordered by the state after th[illegible]

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Dispatch, Hudson/Bergen Counties, N.J. Thursday, July 21, 1983

Guttenberg ad... rent regis...

By BETH ...

Weather

Today and tomorrow

Cloudy this morning; chance of afternoon showers and thunderstorms. Highs in the upper 80s. Southerly winds 10 to 20 mph. Showers ending late tonight, skies remaining cloudy. Lows

NJ Lottery

The winning number drawn Saturday in the New Jersey Pick-It Lottery was:

• Honolulu financial counselor's ac- tivities leave investors holding bag. — Page 20

• Study shows northern migration of blacks stopped in the 1970s. — Page 11

• U.N. head in South Africa to seek solution to Namibian problems. — Page 9

• French ... response to Libyan ... — Pa...

next few days and that they have signed a preliminary agreement for formal talks with the Salvadoran government. State Department spokesman Robert Williams Jr. declined comment on the matter. "The Department cannot comment on diplomatic exchanges between ambassador Stone and whomever he may be talking to," Williams said. In California, Deputy Press Secretary Larry Speakes told reporters Stone will travel to Central America "probably the latter part of the month." In keeping with policy, Speakes refused to discuss Stone's itinerary.

From Page One

3★ 7

LAND

Continued from Page 1

released six months ago, but Tax Assessor Woodrow Monte said they were delayed because a surge in property values had rendered many of the revalued assessments obsolete.

Administration critics, however, said the figures where withheld before the May 10 City Council election because they would have been politically disastrous for the incumbents.

Those critics said the revaluation figures would mean a further increase in property taxes.

Although these new assessments are expected to reduce the city's current tax rate of $183.29 per $1,000 of assessed valuation, the small homeowner could be paying even higher property taxes next year as a result of the higher assessment, Wilson said.

Monte said he did nothing to affect the election.

The revaluation is due to be completed by year's end and will be used in the 1984 assessments, according to Wilson.

The revaluation of assessments in the city was ordered by the state after the ratio of current assessments to true value became too low, according to Wilson.

The current ratio of 32 percent means most homes are assessed at less than one-third their true value.

Wilson said the City Council is going to meet with representatives of Hudson County because the county will be hit the hardest with inflated market values.

Wilson said he wants small homeowners to receive special protections, such as extending sales comparisons over a wider area of the city and averaging assessments over a greater time period.

Current assessments are based on the sale prices of homes within a certain area, perhaps as small as five blocks, and on a certain period during which they were sold, usually one year, according to city officials.

Monte said the City Council will not be able to do a thing about the revaluation and added, "It was needed for 20 years and the council didn't do a thing about it."

Monte predicted that the option of using a residential tax rate that is lower than a commercial or industrial rate, one idea offered as a way to help homeowners, never would be realized.

100% tax

By BRAD KELLY
Staff Writer

HOBOKEN—From now on, only members of the City Council will be allowed to sponsor ordinances. The council yesterday passed a resolution to that effect in the wake of a dispute over a proposed ordinance that turned out to have no known sponsor.

The council yesterday tabled an ordinance that would have allowed 100 percent tax abatements for a five-year period on improvements to multi-family buildings.

100% tax abatements? Not so fast, says City Council

HD 8/4/83

By BRAD KELLY
Staff Writer

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The council yesterday tabled an ordinance that would have allowed 100 percent tax abatements for a five-year period on improvements to multi-family buildings.

Councilman Robert Ranieri objected to the ordinance and tried to find out who had sponsored it. None of the other council members knew.

Ranieri contacted the law department and the clerk's office to find out who the sponsor was but was given no answer.

Council rules permitted city departments to have proposed ordinances placed on the agenda, a situation that Ranieri called "too loose."

"No one in the administration is owning up to the sponsorship of it," Councilman E. Norman Wilson said.

As a result, the council yesterday passed a resolution to hold its caucus one week before the regular council meeting and to limit the sponsorship of ordinances to council members.

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He said the council will now have a week to review matters brought before it, prior to the regular City Council meetings.

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He said tax abatements were granted to businesses and homeowners several years ago when the city was in need of rehabilitation.

"Do we need that type of enticement for investment now?" he asked.

The City Council passed an ordinance five years ago allowing owners of small homes a graduated exemption for improvements.

Under that ordinance, the city grants a 100 percent abatement on improvements the first year, with the abatements decreasing 20 percent each successive year over a five-year period.

Three years ago the City Council passed a similar ordinance covering industrial building improvements.

Both ordinances were authored by Ranieri.

Dispatch, Hudson/Bergen Counties, N.J. Thursday, July 21, 1983

Guttenberg adopts rent registration

By BETH KUHLES
Staff Writer

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See GUTTENBERG, Page 7

...aring l... land values ...ghten h... homeowners

8/24/83

By BRAD KELLY
Staff Writer

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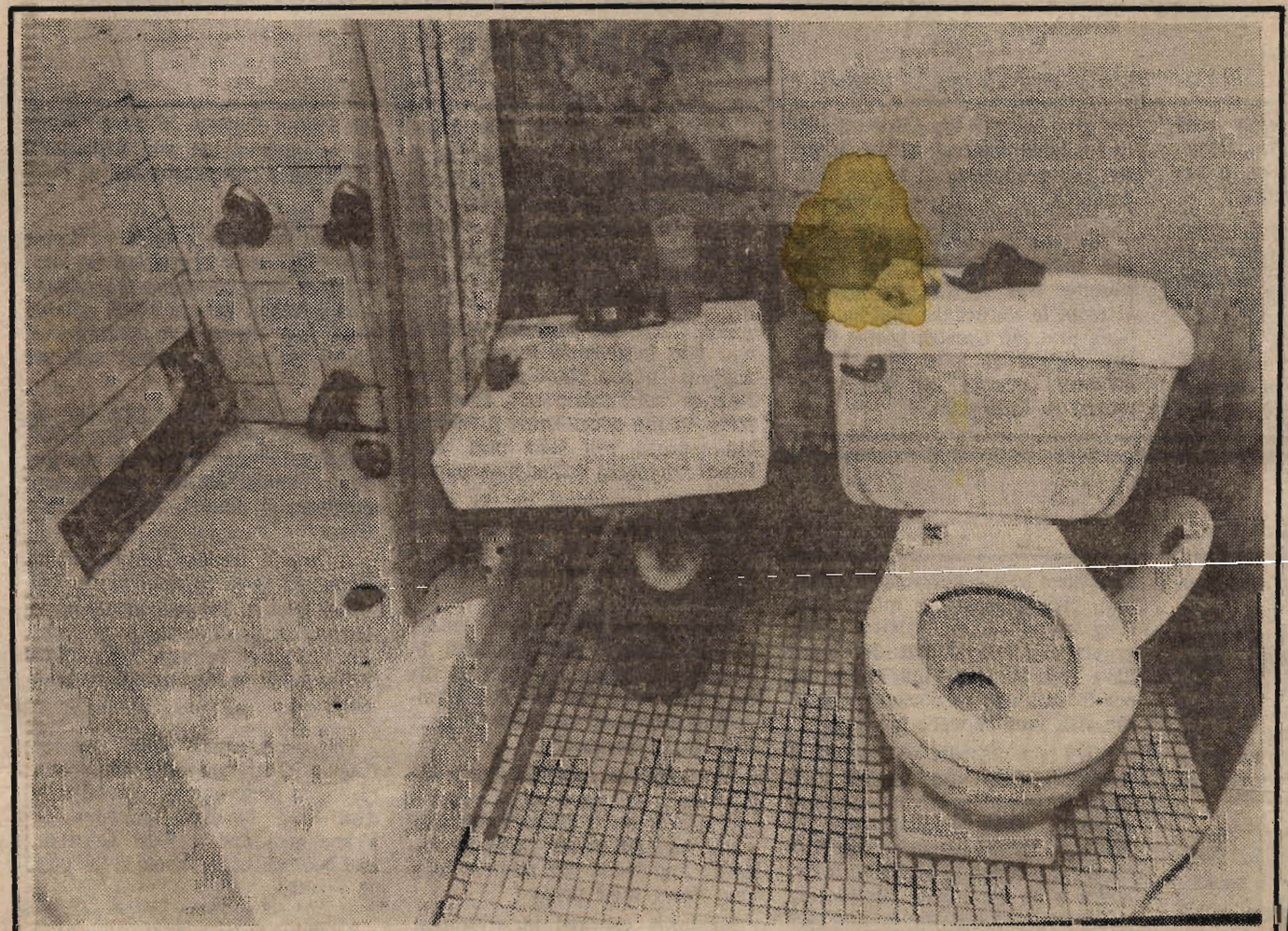


Photo by Ted Boswell

THE SINK in this bathroom is held up by a stick at 328 Madison Ave. in Hoboken, where tenants are planning a rent strike.



Photo by Ted Boswell

THE SINK in this bathroom is held up by a stick at 328 Madison Ave. in Hoboken, where tenants are planning a rent strike.

Hoboken rent strike slated

By BRAD KELLY
Staff Writer

HOBOKEN—Tenants at two apartment buildings on Madison Street are planning a rent strike starting today, charging that their rents are too high and the buildings are unsafe, according to Juan Garcia, general organizer for the Alliance of Tenants Orginization.

Some 16 families currently live in the two attached buildings at 328 and 330 Madison St., owned by Daniel Janssen of Lyndhurst. They say they pay from $310 to $375 each month and have to put up with what they call inadequate electricity, constant plumbing leaks and deteriorating walls and floors.

Maria Valez shares a two-room apartment with her daughter, Rosa, and two grandchildren.

Rosa walks into the bathroom and points to the sink, which is held up by a broken mop handle. A bucket has been placed underneath the sink to collect water because there is no piping.

The walls in the apartment are peeling and cracking. Holes have been repaired with plaster and newspapers. Water from a fourth-floor bathroom leaks into their second-floor bathroom.

"The water bugs are as long as my fingers," she said, holding out her hands.

Janssen could not be reached yesterday, despite messages left on an answering machine at his residence.

In other apartments in the buildings, conditions are similar.

Hector and Carmine Roman and their six children live in a four-room apartment on the fourth floor and have to use outlets from a vacated apartment across the hall for their electricity.

A son, Luis, 11, has developed a rash that covers his entire body. Some tenants said it was caused by lead poisoning from a green paint that was used on much of the building's interior.

But Tricia Mitten, a health officer with the city's health department, said that although it is a case of lead poisoning, the boy picked it up in an apartment in New York City.

She said she tested the green paint in the Romans' apartment and found high enough levels of lead to order Janssen to scrape and panel the walls.

Rosa Valez said she contracted a similar rash when she moved into the apartment building six months ago.

City Chief Housing Inspector Jude Fitzgibbons said a state-mandated inspection of the two buildings in April revealed numerous structural, electrical and plumbing violations.

He said sink leakages could damage foam ceiling walls, get trapped in the building's light fixtures and cause a fire.

Many tenants say they use a fourth-floor bathroom to take showers because there is no hot water going to the lower floors.

A leak that apparently originates from the pipes leading to the shower drips into two second and third floor bath rooms, tenants say.

According to tenants, the leak has not been repaired in at least two years.

According to James Powers, assistant chief inspector for the state Bureau of Inspections, the landlord has several ongoing violations dating back to a state inspection in 1978.

Powers said he planned to turn the case over to the Habitual Offenders Unit at the bureau.

He said the unit would expedite the case and perhaps impose higher fines on the landlord.

Fitzgibbons said the city would conduct a reinspection of the apartment buildings sometime next week to see if the landlord had abated violations cited during the April inspection.

Tenants have said they will continue to withhold rent payments until all the violations are met by the landlord.

The Dispat

ıst 18, 1983

Hoboken to make s a pedestrian have

By BRAD KELLY
Staff Writer

HOBOKEN—The City Council esterday approved plans for an $850,000 state- and federally funded pedestrian plaza to be constructed in front of the Erie-Lackawanna Terminal.

Fred Bado, director of the community development agency, presented plans for the project, which is to include lighting, benches, trees and an interlocking brick pavement.

The plaza will be an open area where people can stroll and look at the copper facades of the Erie-Lackawanna Terminal and ferry building or the waterfront and the New York City skyline, Bado said.

He said the area designated for the project, which will include the parking lot in front of the terminal, is 1 to 1½ acres in size.

The land is currently owned by the state tion, B Corp. into th ing lot vehicl

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upgrade the area and bring more people into the city. He said the plaza may also attract private developers to locate businesses within the ferry building.

He said state legislation was passed two years ago that allowed the city to collect taxes on the development of a proposed movie studio within the ferry building.

That proposal by Hoboken Stages Co. of New York fell through earlier this year, but Bado said the tion may be broad enough t to other private developme

Bado said bids are expect submitted to the City Cou September, and if the awarded, the project could pleted by next summer.

The architectural firm Bainnson and Associates York designed the plaza, ac to Bado.

Homeowners facing inflation penalty

JJ 8/19/83

By Lisa Vives

Recent sales of residences in Hoboken — including one with a 16-foot front for $215,000 — will establish "tremendously inflated" market values that will seriously affect this year's citywide revaluation.

In fact, said Woodrow Monte, city tax assessor, inflated market values, which form a basis for the revaluation, could result in the taxes paid on one-family homes rising by five times next year.

The recent record sale price of $215,000 for a one-family house was set in the transaction on Garden Street, between 12th and 13th Street.

While the majority of the homes on the Garden Street block involved are assessed at from $12,000 to $13,000, the three-story brownstone was purchased by a New Yorker at the highest price yet for a similar house in the area, said Monte.

"It's part of a trend," declared Monte. "It proves that the market is crazy."

The sale has troubled him, he said.

"First, it establishes market values which are tremendously inflated. Second, there is nothing anyone can do."

Even if this year's $183.59 per thousand tax rate fell next year to $45, the Garden Street house owner would still be paying close to $10,000 in taxes for one year, he said.

See INFLATED — Page 20.

The Dispatch, Hudson/Bergen Counties, N.J. Thursday, August 18, 1983

Hoboken to make station plaza a pedestrian haven

By BRAD KELLY
Staff Writer

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The plaza will be an open area where people can stroll and look at the copper facades of the Erie-Lackawanna Terminal and ferry building or the waterfront and the New York City skyline, Bado said.

He said the area designated for the project, which will include the parking lot in front of the terminal, is 1 to 1½ acres in size.

The land is currently owned by the state Department of Transportation, Bado said. New Jersey Transit Corp. operates the trains coming into the terminal and uses the parking lot for its vehicles. He said those vehicles would be relocated.

Bado said NJ Transit was terminating parking arrangements previously made with a private operator that charged commuters for parking in the lot, and the drivers using it would have to park elsewhere.

According to Bado, $425,000 for the project will come from the state Green Acres program, $125,000 from Hudson County community development funds under the federal jobs bill and $300,000 from Hoboken's community development funds.

He said no funds from the city's tax revenue would be used for the project.

Although the land is tax-exempt, Bado said, the proposed plaza would upgrade the area and bring more people into the city. He said the plaza may also attract private developers to locate businesses within the ferry building.

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See INFLATED — Page 20.

Hoboken

By BRAD KELLY
Staff Writer

HOBOKEN—The
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Patrol car 'fleet' is back in action

Both of East Newark's two police patrol cars are back in service today.

Chief Robert Holzschuh said one car, bought under state contract, had been knocked out Aug. 11 because it had been fitted with the wrong gasoline cable. The other car had been out of service for a week when needed.

The front brakes on the second car were repaired yesterday afternoon while its rear brakes were fixed that time, Holzschuh said, the other car was at a state facility in Livingston where workers were waiting for a

Portman-Laux on TV

Catherine Portman-Laux, a Jersey Journal reporter, will interview Joan Wright, director of the New Jersey Division of Women, on Channel 9 tonight at 6 p.m. and on Tuesday at 8:30 p.m.

The program will be repeated on Sunday at 8:30 p.m.

...ments

Continued from Page 1

Monmouth Street, are nearly all sold, Mocco said last night.

The new project will also be on Monmouth Street directly across from the town houses and will be three-story dwellings. Officials said his development will complement the Dixon project that is only a stone's throw away.

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...but Bado said the ...be broad enough t... ...ner private developme...

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The architectural firm ... Bainnson and Associates ... York designed the plaza, ac... to Bado.

This man's crate is his castle

By BRAD KELLY
Staff Writer

HOBOKEN—Frank Giovanni lives along the waterfront in a cargo box with a TV, a mattress and his eight dogs.

"I'm really spoiled," the 33-year-old city resident said yesterday as he stood in front of his 20-foot by 8-foot home, which overlooks the Hudson River and the New York City skyline.

Giovanni's cargo-box home is situated on city land between the Fifth Street Pier and the Port Authority piers. He said he will not budge from it until he has to.

Giovanni was told yesterday by Anthony DeNicola, director of the city department of revenue and finance, that he would have to leave Monday to make way for the Army Corps of Engineers drift project because there would be a lock on the gate which surrounds the property he lives on.

Giovanni has lived along the waterfront between the Fifth and Sixth street piers for eight years, first as a watchman for the River Towing Tugboat Co. and now as a squatter. With his dogs, he keeps an eye on the American Maritime Academy, the Atlantic Boat Club and the Hoboken Yacht Club to discourage vandals.

Giovanni lived on the tugboat company's boats for three years until the company went bankrupt. It left him a trailer as a home in exchange for six months back pay.

He sold the trailer, however, when he heard the city was confiscating the property from the company because he feared he would be thrown off the land.

Instead of being evicted, Giovanni was hired by the city under the CETA program to serve as a watchaman for the piers. He moved into a small watchman's shack left over by the tugboat company.

"Boy, those were the days," the sandy-blond-haired Giovanni said.

"There was a big iron pier here at the time ... I call it a warehouse. That's where I kept my dogs, all 36," he said.

Since that time, the warehouse and the watchman's shack have been torn down and his CETA job terminated, but Giovanni and several of his dogs remain on the waterfront.

See CRATE, Page 21

Giovanni: 'It beats outrageous rents people are paying'

9/21/83



Photo by Bruce Johnson

FRANK GIOVANNI sits in front of the cargo box on the Hoboken waterfront in which he makes his home.

'It beats

metrolife

the dispatch

Wednesday, September 21, 1983

City warned on pier project delays

By BRAD KELLY
Staff Writer

HOBOKEN—The $1.2-million state and federally funded cleanup of the Hoboken waterfront may end up costing the city some money if the project is delayed much further, according to John Sasson, district engineer for the U.S. Army Corps of Engineers.

The corps is waiting for the city to dispose of an old mine sweeper located between Piers 5 and 6, as well as a half-submerged dry dock and a half-sunken Circle Line boat belonging to the American Maritime Academy before it can give word to Donjon Marine Co. of Hillside to begin demolishing both piers, Sasson said.

"We can't hold notice to proceed too long because we have a contractual agreement with Donjon," he said.

But Anthony DeNicola, director of the city department of revenue and finance, said the city is still waiting to obtain ownership of the structures.

He said the mine sweep and dry dock are currently owned by Ampol Wrecking and Dismantling Inc. of Jersey City.

He said once the city secures ownership of these two structures and the Circle Line boat, it will turn them over to the corps. The corps will then incorporate the demolition of the structures into the current contract with Donjon at no cost to the city, he said.

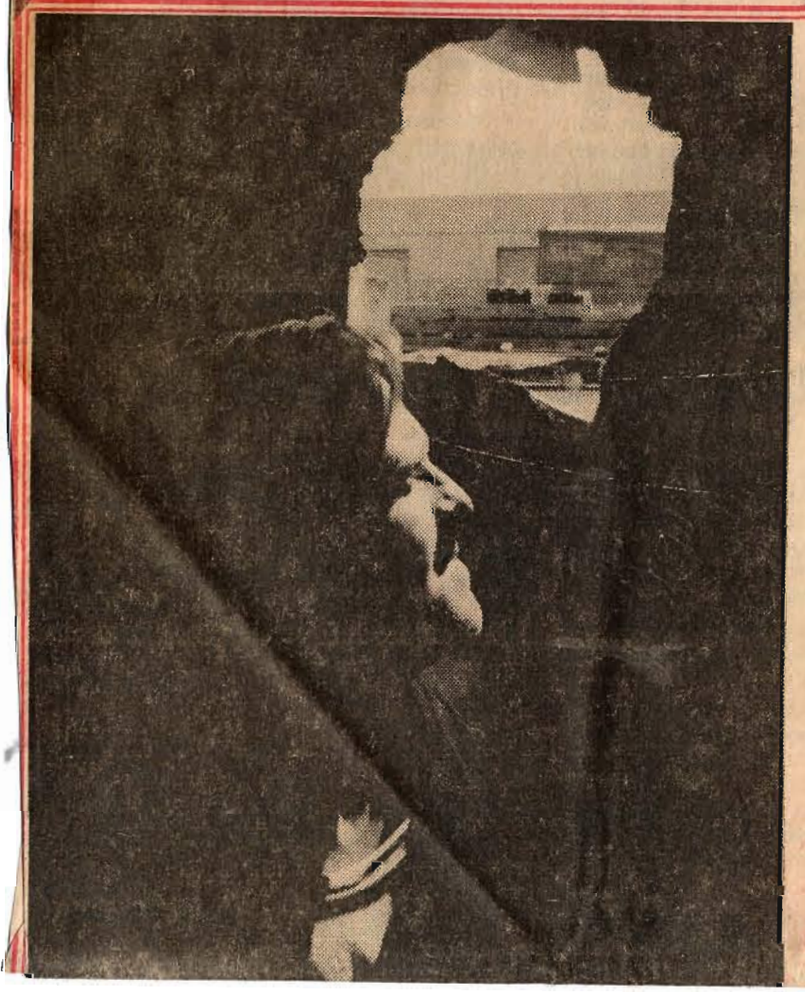
Sasson said the plan has been discussed with the city, but added it would be simpler and less time-consuming if the city took care of the problem.

"The city hasn't done what it promised to do, and they will be liable for any increase in cost to Donjon as a result (of any delays)," he said.

Joe Williams, project superintendent for Donjon, said if the project continues into the winter months, increased costs may become a factor.

"We don't know at this time what those costs might be," he said.

Williams said Donjon may decide to start work somewhere else along the waterfront, but is hoping to begin with the demolition of Pier 5 because it is "one of the more difficult sites and we want to get started on that as soon as possible."



This man's crate is his castle

'It beats outrageous rents people are paying in Hoboken right now,' Frank Giovanni says of his home-in-a-crate on a city pier.



Photos by

Bruce Johnson

CRATE

Continued from Page 1

Giovanni takes care of eight dogs now, most of which he rescued from local animal shelters.

He found one dog, named Whitey, in a drainpipe giving birth to a litter of puppies.

"Yeah. Whitey doesn't take to people. She lost her eye from cigarettes being put out on her," he said, stroking the dog's back.

In fact, most of the dogs Giovanni picked up have been abused by previous owners. They are wary of anybody except the man who shares his home with them.

And Giovanni said he is just like his dogs, preferring the solitude of his waterfront cargo box to the busy streets of the city.

"I eat dinner at my mom's apartment just right over on Second (Street) and Willow (Avenue) a couple times a week, and feel so closed up when I go there," he said.

Giovanni considers his dogs his closest friends.

"I guess it's because I live so close to them ... on their level. We live on a survival level," he said.

"But they're so intelligent and loyal. They're 100 percent goodness," he added.

And Giovanni is just as loyal to his dogs, spending approximately $40 each week on dog food, although he only makes $60 per week doing odd jobs at the Cannon Grocery Store at 202 Hudson St.

"They do OK. People help me out. A caterer leaves leftover sandwiches, and some people over at Grogan Marine View Plaza drop off bags of dry dog food," Giovanni said, pointing to scattered pieces of dog treats on the ground.

"Eat your crackers. If you don't, the pigeons will," he tells Chip and Goldie.

Inside his home, Giovanni swats at the many flies that land on the ears of his dogs. He uses a cotton swab to dab a bit of peroxide on the dog nearest him.

"I have to do this to stop any infection," he said.

There is not much in his crate except a hot plate, a TV and a box containing his winter clothes.

A red extension chord running from the American Maritime Academy trailer to his box provides him with electricity, which he uses in exchange for keeping vandals off the academy's property.

He has punched four holes in the sides of the crate to give him ventilation in the summer.

"It's a steam box when it's hot, and freezing in the winter time," he said, but added that he boards up the holes and plugs in two electric heaters when it gets too cold.

Giovanni said he uses showers and bathrooms in the Stevens Institute of Technology maintenance building in front of the Sixth Street Pier.

"It beats outrageous rents people are paying in Hoboken right now," Giovanni said.

According to Giovanni, the city has let him stay on the waterfront since he was taken off the CETA program.

For now, the slightly chubby squatter, wearing a torn Pac-Man shirt, green shorts and sneakers, is happy with his dogs and his view of the river.

Giovanni, who said he was born in The Bronx, N.Y., but has been a Hoboken resident for 27 years, said the river is "really beautiful at night when the water is so soft."

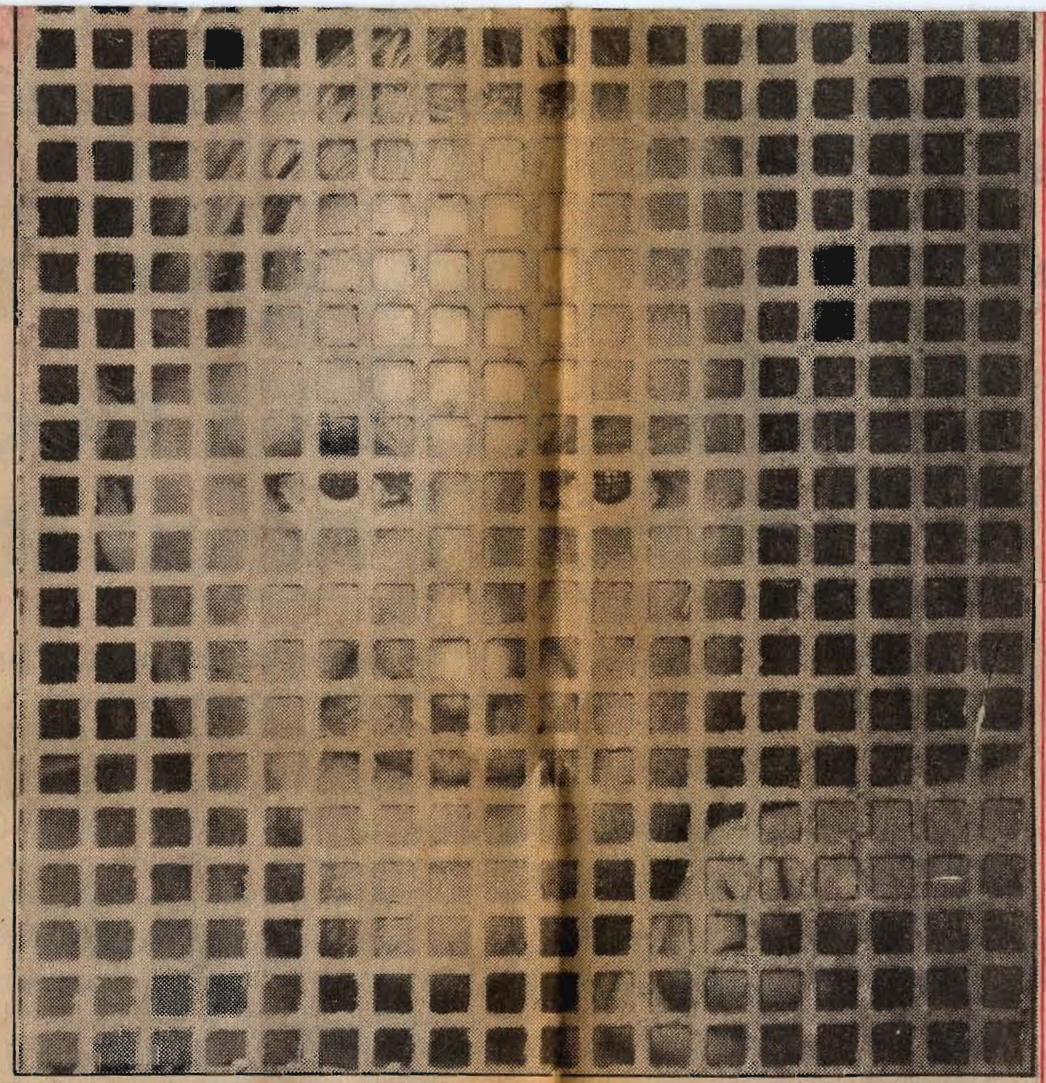
However, he said that sometimes the river gives off an overpowering odor of sewage.

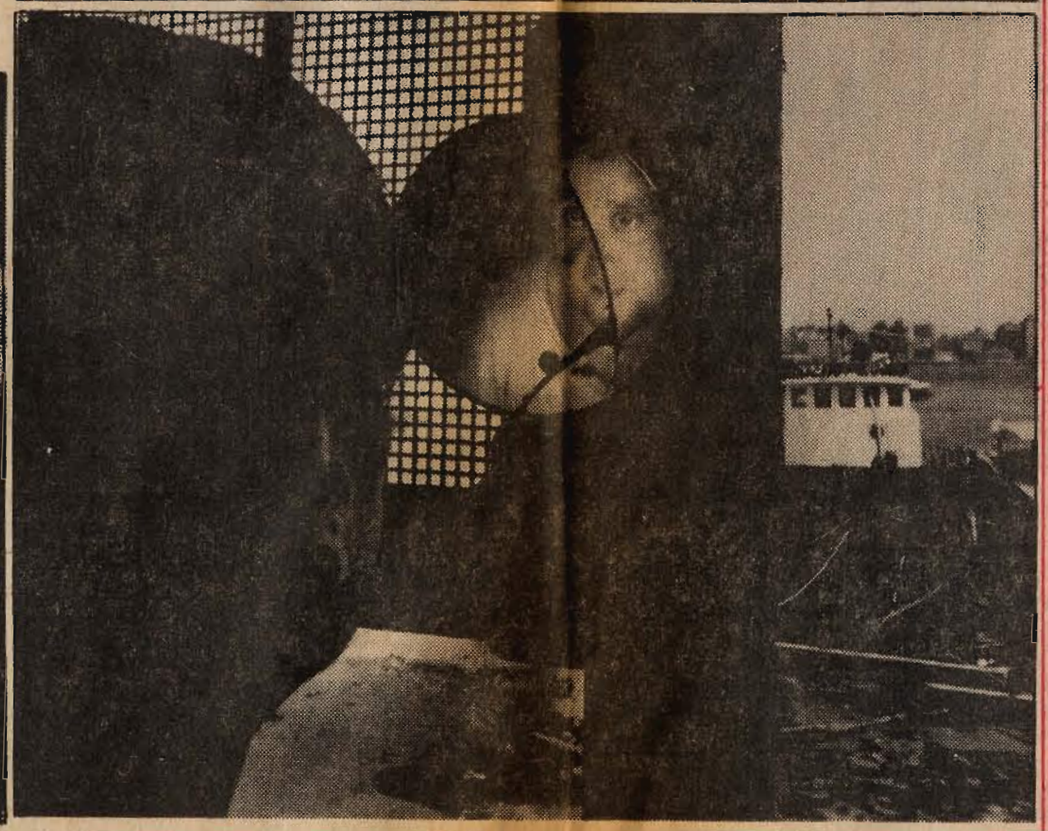
"On those nights, the water turns purple or gray, even red," he said.

Giovanni said he does not know where he will go if the city asks him to leave his waterfront box.

"But its not me I'm worried about," he said. "It's my animals ... they will really be stuck."







JJ 10/3/83

$200,000 to care for the homeless

By Ronald Leir

Hudson County is getting nearly $200,000 to shelter and feed the county's homeless this winter.

The money will be parceled out by the county among 11 private groups, including churches and social service agencies, that will actually carry out the program. Federal block grants totalling $1.4 million were channeled statewide by the state Department of Human Services.

Tentative allocations were made to the agencies by county executive Edward F. Clark Jr. on the basis of recommendations by the county's Human Services Advisory Council.

But those figures could change — and some agencies could be denied funding — because county officials "have serious questions as to whether some group can safely and adequately handle the homeless," said Joseph McConnell, aide to the county administrator.

For example, the Hoboken Clergy Coalition Center at 300 Bloomfield St. has received summonses from the city charging that it is operating illegally, lacking a certificate of occupancy and zoning variance.

McConnell said that the county will place the funds in a trust account pending receipt of reports "within a week and a half" from municipal building inspectors and health officers on the various shelters.

About 60 persons a night are likely to be sheltered, on the average, countywide, McConnell estimated. About $101,000 is allocated for the shelters and most of the balance will go for food, he said. The program will run from October to February.

Those agencies that will run the shelters and their allocations are: Hudson County Red Cross chapter, $65,000; North Hudson Community Action Corp., $35,000; St. John's Lutheran Church, Union City, $23,000; Hoboken Clergy Coalition Center, $22,500; Let's Celebrate soup kitchen, $17,256.

Also: CAUSE, Jersey City, $10,000; International Rescue Committee, $8,000; North Hudson Red Cross chapter, $3,000; Five Corners Sharing Place, Jersey City, $2,500; Bayonne Child Abuse Center, $2,000, and William Oakley Community Outreach, Jersey City, $1,000.

St. Peter's Church Emergency Food Center sought funding but got no allocation following the county Advisory Council's review of funding request, McConnell said.

Eight families homeless, man held in arson

JJ 10/3/83

A Hoboken man was arrested for allegedly setting a fire that heavily damaged a four-story brick tenement at 58 Monroe St. and left eight families homeless early yesterday, police reported.

A tenant, Antonia Lozado, 52, suffered a broken right leg, injuries to her hip and head and multiple trauma when she jumped from the roof of the burning building to an adjacent roof two floors below, police said. She is being treated at St. Mary Hospital.

According to police, Angel Luis Fragosa, 33, set fire to his bed in his apartment following a domestic dispute. The blaze caused extensive damage to the building and forced eight families to be relocated by the Red Cross, police said.

About an hour after the fire, police said Det. Sgt. Ray Cruz and Detectives Anthony Aninich and Eugene Drayton arrested Fragosa and charged him with aggravated arson.

Realtors' leader accused of overcharging

By BRAD KELLY
Staff Writer

HOBOKEN—Raymond Fiore, president of the Hoboken Realtors Association, charged illegal rent to a Park Avenue apartment tenant for almost a year, Rent Administrator Joseph Santiago said yesterday.

From Sept. 1, 1982, to July 1, Santiago said, the tenant was charged $700 a month for a two-bedroom apartment at 1038 Park Ave., an overcharge of $463.40 per month.

According to Santiago, when Fiore purchased the three-unit building last year, he was entitled to raise rents only 25 percent above what the previous owner had charged.

Based on the previous rent of $150 per month and a $41.41 surcharge, Fiore should have only increased the rent to $236.60, Santiago said.

Fiore admitted yesterday that there was some overcharging but added, "those errors have been corrected."

He said a rent adjustment has been made and the tenant has reached an agreement with him, but would elaborate no further.

Santiago said he was looking into the agreement to make sure that not only has the $5,097.40 of overcharged rent been paid back, but that the rent has been brought back to the legal amount.

Santiago said Fiore also failed to register the building with the rent-leveling and stabilization board when he purchased it. Fiore also admitted the building was not registered.

"But 60 percent in this city are not registered," he added.

Fiore said he made improvements to the building, including the installation of individual heating units, but never notified the rent-leveling board of those improvements.

Santiago said before any rent increases can be implemented because of capital improvements, all receipts and vouchers must be submitted to the rent leveling board.

Monday
10/3/83

THE JERSEY JOURNAL
and Jersey Observer
Hudson County's Leading Newspaper
Published daily except Sunday by
The Evening Journal Association
Steve Newhouse, Editor
Alvin Schub, Advertising Director

Tougher laws

Hoboken, like nearby Jersey City, must re-examine its rent control laws to see if they are still working.

In both cities, changes in the rental market over the last five years have made parts of these laws obsolete or ineffective.

In Hoboken, plans are under way to make one advisable change in the rent laws. The council would make the law tougher by exempting routine maintenance from the substantial rehabilitation category.

But another proposed change in calculating substantial renovation costs may do more damage than good.

Councilman Robert Ranieri recognizes the imbalance in the existing law which is created by low property assessments.

A building owner whose building is assessed at $20,000 only has to invest $20,000 to be exempt from rent control for 13 months.

Scores of families can be driven out of buildings in those months as landlords jack up rents.

Ranieri's suggestion of basing rent increases on individual apartment renovations, rather than entire buildings, may dissuade landlords from making any repairs and improvements at all.

The revaluation of the city's properties will help solve this problem eventually. But officials must come up with an interim solution to protect tenants against landlords who are rushing to beat the revaluation clock.

HD
10/4/83

Realtors' leader accused of overcharging tenant

Hoboken official says landlord charged more than double legal rent

By BRAD KELLY
Staff Writer

HOBOKEN—Raymond Fiore, president of the Hoboken Realtors Association, charged illegal rent to a Park Avenue apartment tenant for almost a year, Rent Administrator Joseph Santiago said yesterday.

From Sept. 1, 1982, to July 1, Santiago said, the tenant was charged $700 a month for a two-bedroom apartment at 1038 Park Ave., an overcharge of $463.40 per month.

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monday
10/3/83

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The revaluation of the city's properties will help solve this problem eventually. But officials must come up with an interim solution to protect tenants against landlords who are rushing to beat the revaluation clock.

One way might be to allow landlords to pass along the cost of rehabilitation rather than lift the limit on rents.

The pass-along could be calculated by the local rent control board, based on the landlord's financial records.

Meanwhile, Ranieri should continue to push for rent control reforms that would eliminate the loopholes he has so keenly identified.

The Dispatch, Hudson/Bergen Counties, N.J. Thursday, October 6, 1983

Council moves on decontrol

Hoboken OKs measure on first reading

By BRAD KELLY
Staff Writer

HOBOKEN—The City Council last night unanimously introduced amendments to the city's rent-control ordinance that would do away with rent decontrol for substantially rehabilitated buildings.

The amendment passed at last night's first reading was originally intended to include only Councilman-at-large Robert Ranieri's proposals, which would require a landlord to make capital improvements on buildings assessed at least at true market value.

But at a special 5 p.m. meeting prior to the council meeting attended by the rent-leveling board, city Business Administrator Edwin Chius and Councilmen Ranieri, Thomas Vezzetti and Patrick Pasculli, an even tougher amendment was added. The three councilmen compose the committee on adinistration.

The amendment, authored by Chius, would eliminate the 13-month rent-decontrol period for substantial rehabilitation and instead, limit rent increases to the cost of capital improvements.

The amendment would also prevent landlords from charging tenants for the interest on loans for capital improvements, which they can now do.

The added amendments had several councilmen upset.

"Three people on a committee and representatives of the rent-leveling board put this together in an hour and a half?" Councilman Thomas Kennedy asked Ranieri.

Kennedy also questioned the legal strength of the amendment which would require all capital improvements to last a minimum of five years, rather than the current limit of one year.

"Who's going to determine if an improvement is guaranteed to last five years?" he asked.

During the public portion of the meeting, several tenants spoke in favor of the amendments, insisting that exorbitant rent increases after capital improvements have been made are driving residents out of their own city.

But Eileen Cappock, owner of Cappock Realty at 115 Washington St., said the amendment would discourage building improvements and pave the way for slumlords.

She said slumlords will ultimately stop paying property taxes and abandon a building, and as a result, the city's tax rate will increase.

"Tenants as well as landlords will suffer," she said.

Under the amendment, if a landlord spent $65,000 equally on capital improvements for a five-family house, $13,000 for each unit, he could only increase the rent $113.39 for each occupied unit and $226.26 for each unoccupied unit. Under the current rent-control ordinance, a landlord can increase rents to any amount for a 13-month period after capital improvements have been made.

Shelter hearing adjourned

HD 10/7/83

By BRAD KELLY
Staff Writer

A Hudson County Superior Court hearing on a request to restrain Hoboken from closing a church's shelter for the homeless was adjourned yesterday on the judge's advice that the city and the coalition attempt to reached an agreement out of court.

Judge Burrel Ives Humphreys postponed a decision for two weeks on the Hoboken Clergy Coalition's request for a restraining order in hopes that the city and the group can reach a settlement on the shelter.

Judge asks sides to talk things over

The coalition, which represents about 22 churches and schools in Hoboken, yesterday agreed to apply for a certificate of occupancy to allow the city to inspect the shelter, which is located in the basement of St. John's Lutheran Church at 300 Bloomfield St.

Humphreys said both sides agreed that if the church is granted the certificate and complies with health and fire codes, the city will not require a zoning variance for the shelter.

Building Inspector Alfred Arezzo testified during a hearing Monday in Hoboken Municipal Court that the shelter is in violation of a city zoning ordinance. Arezzo said the coalition should have applied for a zoning variance before it began operating the shelter in March and asked that the court close it until a variance is granted by the

See SHELTER, Page 18

The Dispatch, Hudson/Bergen Counties, N.J. Thursday, October 6, 1983

Coun... eyes on decontrol

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Continued from Page 1

city.

After Municipal Court Judge Maurice Gottlieb adjourned the hearing until Oct. 17, the coalition asked Humphreys to issue a restraining order until the case can be heard in Superior Court in Jersey City. The case would be heard in Superior Court on Oct. 20 if no settlement is reached, according to the decision yesterday by Humphreys, who is the court's assignment judge.

Margaret Welch, attorney for the coalition, said yesterday that the question of whether the city has deprived the coalition of its right to exercise religious freedom under the Constitution and the New Jersey Constitution cannot be decided in Municipal Court.

The coalition is seeking a ruling on whether the operation of a shelter is a primary function of a church and, therefore, not subject to zoning ordinances.

Humphreys yesterday told members of the coalition and the city law department that he hoped they would reach an agreement on their own because a court case would turn into a "difficult ... classic conflict of the right of the church ... and city government."

He said that if the city finds reason in the next two weeks to close the shelter, it must first notify the court, which will determine the legality of such an order.

Geoffrey Curtiss, president of the coalition, said yesterday that he was happy with the agreement between his organization and the city. He said the church make sure the shelter meets the fire, health and sanitation rules and regulations that apply to a church.

Thomas P. Calligy, assistant city attorney, said the city's inspections would at least cover the rules and regulations for churches. "We can't live in a vacuum and hide our eyes, there are people sleeping there," he said.

Calligy said the state also is expected to conduct an inspection. "They may use regulations that apply to hotels.... and that will come under the jurisdiction of the state," he said.

If either side cannot agree on the city's criteria for the inspections, the case goes to Superior Court.

Calligy said the shelter should be temporarily closed until all inspections could be made by the city.

Judge asks sides to talk things over

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See SHELTER, Page 18

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Tuesday, October 11, 1983

H. D.

Planners may reject Hoboken retail area

By BRAD KELLY
Staff Writer

HOBOKEN—The planning board tomorrow is expected to oppose an amendment to the zoning law that would allow large retail centers in the city's industrial zone, which is in a northern section of the city.

"It's unorthodox and idiotic planning," said city Business Administrator Edwin Chius, a board member.

"Would you put a shopping mall in an industrial park?" he added.

The area is zoned for industrial use, and in May, Mayor Steve Cappiello vetoed a City Council resolution allowing contruction of a Pathmark shopping center on a vacant 5-acre site in that area.

The council failed to overturn the veto in a 5-3 vote that was one short of the required two-thirds majority. "After it was rejected, we waited to see if the property would be sold. But no one has nibbled at it ... which proves our point," said Councilman-at-Large Thomas Kennedy, who along with Councilman E. Norman Wilson reintroduced the resolution last month.

Kennedy said the 5-acre site at 15th and Washington streets, if sold to Pathmark, would generate $170,000 in property taxes each year and create about 250 jobs if Pathmark builds there.

According to Chius, Pathmark has a contract with Seymour Heller, the current owner of the five-acre site, to purchase the land for $1.3 million if council approves the zoning amendment.

Kennedy said because there is a Pathmark in Weehawken and one scheduled to be built in Jersey City, he doubts another will be constructed in Hoboken.

But a spokesman for Pathmark said last week, "we are going to go ahead with it pending approval."

The spokesman, Bob Wunderle, said Pathmark will take a look at the density of Hudson County to see if the population can support three shopping centers.

"We are still interested," he said.

Opponents of the proposed shopping center argue that it would strangle waterfront development, cause traffic problems, hurt local businesses and not generate enough property taxes.

"We feel the waterfront is eventually going to break ... if it does (the property), will realize more than $250,000 in property taxes," said board Chairman Michael Ocello.

According to Chius, a Pathmark shopping center would put other stores in the city out of business so that most of the estimated 250 jobs created by the shopping center would be filled by those people forced from their jobs.

He also said a 5-acre site in an industrial zone has the potential to bring in more than the $150,000 to $240,000 each year in property taxes expected from Pathmark.

Chius said the Shop-Rite supermarket at Washington and Newark streets is one of the city's smallest taxpayers, and he said its land is worth more as a vacant lot.

Kennedy said he would personally like to see a 12-story apartment and office complex, "but there are no plans for that and we are in a financial crisis."

But Chius said a private developer is interested in constructing an industrial complex at the Heller site.

Heller, who hopes to sell his property to Pathmark, said last month he would pay approximately $200,000 in back taxes owed to the city and any advance in property taxes that would offset any layoffs in the city's police and fire departments because of this year's financial crunch.

The city has begun foreclosing on the property for the unpaid taxes and could end up with the property.

"He hasn't paid his taxes for the past two years. We could get at least $1 million for the property," Chius said.

Council approval of the zoning amendment does not require planning board approval, but the board's report could influence votes against such an amendment.

The council is expected to vote on the amendment later this month.

HD
10/12/83

12 CITY OF HOBOKEN
HUDSON COUNTY, N.J.
PUBLIC NOTICE

AN ORDINANCE TO AMEND AND SUPPLEMENT AN ORDINANCE ENTITLED, "AN ORDINANCE TO REGULATE, CONTROL AND STABILIZE RENTS OF MULTIPLE DWELLINGS AND TO CREATE A RENT CONTROL BOARD AND SUPPLEMENTING CHAPTER 18 OF THE GENERAL ORDINANCES OF THE CITY OF HOBOKEN, adopted January 1959, and to be known as Sections 18:53 to 18:61 of the General Ordinances of the City of Hoboken".

THE COUNCIL OF THE MAYOR AND COUNCIL OF THE CITY OF HOBOKEN DOES ORDAIN AS FOLLOWS:

Section 1. The following sections are hereby amended to read as follows:

18.53 DEFINITIONS

(C) "Newly constructed dwellings" which are rented for the first time. After the first rental, all subsequent rentals shall be subject to the provisions of this ordinance.

(G) "Capital Improvement" means a permanent improvement that is reasonably expected to last more than five years. The improvement must benefit the dwelling and must be subject to an allowance for depreciation under Federal Income Tax provisions. Capital improvements shall not include items of standard maintenance which in the view of the Board are intended to preserve or decorate the dwelling and/or dwelling units and when the enjoyment of said dwelling and/or dwelling units was intended for the tenant's enjoyment as a part of base rent entitlement. Improve

Dispatch, Hudson/Bergen County, N.J., Wednesday, October 12, 1983

City rejects shelter on occupancy bid

HD
10/12/83

By BRAD KELLY
Staff Writer

HOBOKEN—The Hoboken Clergy Coalition applied for a certificate of occupancy for its homeless shelter yesterday, but was turned down by the city's building inspector, according to Geoffrey Curtiss, coalition president.

"It looks like we're back at it," he said, referring to the recent battle between the coalition and the city concerning the shelter, located in the basement of St. John's Lutheran Church at 300 Bloomfield St.

Judge Burrel Ives Humphreys of Hudson County Superior Court last week postponed for two weeks a decision on the coalition's request for a restraining order against the city in hopes that both sides would reach a settlement on the shelter.

See SHELTER, Page 10

Curtiss said.

But Thomas P. Calligy, assistant city attorney, said Arezzo would probably accept the certificate of occupancy today if the coalition

Read the add on p. 14 in the Hoboken Reporter
We got the new one today

Relocation funds OKd

1122 Hudson

Tenants at a Hudson Street apartment house in Hoboken have agreed to accept relocation funds and move voluntarily from their apartment to clear the way for the owner to renovate the building under the city's rehabilitation clause. Martha Globus, one of the eight tenants still living at 1122 Hudson St., said all had agreed to accept $4,000 in relocation funds from the building's owner, the Hudson Development Group, rather than fight its application for substantial rehabilitation on the building. The tenants had at first planned to fight the application, which if approved by the city rent levelling board would allow it to take the building off all rent control for 13 months. However, Miss Globus said after meeting with an attorney, the tenants decided it would be useless to fight it, and settled for relocation money.

HD
10/12/83

12

CITY OF HOBOKEN
HUDSON COUNTY, N.J.
PUBLIC NOTICE

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(Q) "Substantially Rehabilitated" means Capital Improvements exceed one hundred (100%) of current assessed value prior to the improvements, adjusted to one hundred (100%) percent of the true value arrived at by applying the ratio promulgated by the Director of the New Jersey Division of Taxation for the City of Hoboken and said improvements, dwellings and dwelling units are in compliance with all city housing and building maintenance codes. Further, all work done on the structure must have been done with the appropriate local approval as evidenced by permits and the complete construction must be in accord with building, fire and other code regulations. Both a certificate of occupancy and a certificate of code compliance must accompany the application to the Rent Leveling and Stabilization Board which seeks to have a dwelling deemed "substantially rehabilitated". Capital improvements under this section shall not include items of standard maintenance or work required to bring the dwelling in conformity with Housing and BOCA Codes.

Section 2. The following section is hereby amended to include the following section:

18:54 REGULATIONS

(J) A landlord may apply to the Rent Leveling and Stabilization Board for a rental increase for Substantial Rehabilitation. The increase shall be computed as follows:

Dwelling units which are continued to be rented by the same tenant shall have the rent determined by using the Capital Improvements surcharge for improvements prorated for the dwelling unit(s) over a period of

The Dispatch, Hudson/Bergen County, N.J., Wednesday, October 12, 1983

... Vianna ... to comment on the charges.

SHELTER

Continued from Page 1

At the hearing, both the city and the coalition agreed to certain conditions in an effort to bring that settlement about.

One of the conditions was that the coalition apply for a certificate of occupancy to allow the city to inspect the shelter. But because the city did not accept the application, "it is not doing what the judge asked," Curtiss said.

He said the coalition is under the assumption that before inspections can be conducted, the application for certification of occupancy must at least be accepted by the building inspector.

"We're three days into this (agreement) and as of 3 p.m. Tuesday it looks like the city may test the law in court," he said.

Arezzo could not be reached for comment yesterday.

Curtiss said there could be several reasons why Alfred Arezzo, city building inspector, did not accept the application.

"Perhaps he is seeking legal counsel. But it also sounds like they (city law department officials) want to test the municipal zoning law," Curtiss said.

But Thomas P. Calligy, assistant city attorney, said Arezzo would probably accept the certificate of occupancy today if the coalition applies for one.

"The agreement is to allow them (coalition) to go through the process of inspections and proceed with trying to make a settlement. Mr. Arezzo was not in court when that agreement was made," Calligy said.

Calligy said Arezzo may formally deny the certificate of occupancy, but still go ahead with the inspections.

Arezzo testified during a hearing last week in Municipal Court that the shelter is in violation of a city zoning ordinance, and that the coalition should have applied for a zoning variance before it began operating the shelter in March.

Arezzo wants the shelter closed until such a variance is granted by the city. But both sides agreed in Superior Court last week that if a certificate of occupancy is obtained and the shelter complies with health and fire codes, the city will not require the zoning variance. The shelter feeds about 60 people each night, and between 30 to 35 people use the shelter as a place to sleep.

The coalition wants inspections on the shelter to fall under regulations that apply to a church.

It argues that the primary functions of a church include sheltering people overnight.

But Calligy said yesterday that he doubts inspections will be based solely on what is required for a church.

If no agreement is reached by Oct. 20, the case goes back to Superior Court.

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The Hoboken Reporter
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ten (10) years. The increase shall become part of the base rent. Finance charges shall not be computed in calculating this surcharge.

Dwelling units which are vacant and rented for the first time shall have the rent determined by using the Capital Improvement surcharge for improvements prorated for the dwelling over a period of five (5) years. The increase shall become part of the base rent. Finance charges shall not be computed in calculating this surcharge.

The landlord shall be entitled to this method of computation of the rent increase if the tenant vacates the apartment voluntarily without harrassment, duress or unreasonable pressure from the landlord or his agents; otherwise, the rent increase shall be based over a period of ten (10) years. The increase shall become part of the base rent.

The landlord shall propose to apportion the average cost of the completed improvements or services among the tenants in the dwelling in accordance with the following methods:

1. If the Capital Improvement benefits certain dwelling units only, then the cost of these improvements shall be surcharged only to those units.

2. If the Capital Improvements benefit all dwelling units but in varying degrees according to the amount of living space of each dwelling unit, then the cost for the improvements shall be surcharged according to either the number of rooms or the number of square feet in the dwelling unit in proportion to the total rentable area in the dwelling.

3. If the Capital Improvement is equally beneficial to all the dwelling units regardless of the living area within any dwelling unit, then the cost of the improvements shall be surcharged according to the number of dwelling units within the building.

Section 2. All other provisions of said ordinance shall remain in effect.

Section 3. This ordinance shall take effect as provided by law.

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the foregoing proposed ordinance was introduced on first reading at a meeting of the City Council of the City of Hoboken in the County of Hudson and State of New Jersey, held on the 5th day of October 1983, and that the said ordinance will be taken up for further consideration for final passage at a meeting of the said City Council to be held in the Council Chambers, City Hall, Hoboken, N.J. on the 19th day of October 1983 at 7:00 o'clock P.M. or as soon thereafter as said matter can be reached at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning the same.

A copy of this ordinance has been posted on the Bulletin Board upon which public notices are customarily posted in the City Hall, Hoboken, N.J. and a copy is available up to and including the time of such meeting to the members of the general public of the City of Hoboken who shall request such copies at the office of the City Clerk, in said City Hall, Hoboken, N.J.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF HOBOKEN, NEW JERSEY

Anthony J. Amoruso
City Clerk

L2845 10/12 $104.40

TELL THE MERCHANT
HOW LONG YOU'VE BEEN
READING THE DISPATCH
866-1800

City rejects shelter on occupancy bid

HD 10/12/83

By BRAD KELLY
Staff Writer

HOBOKEN—The Hoboken Clergy Coalition applied for a certificate of occupancy for its homeless shelter yesterday, but was turned down by the city's building inspector, according to Geoffrey Curtiss, coalition president.

"It looks like we're back at it," he said, referring to the recent battle between the coalition and the city concerning the shelter, located in the basement of St. John's Lutheran Church at 300 Bloomfield St.

Judge Burrel Ives Humphreys of Hudson County Superior Court last week postponed for two weeks a decision on the coalition's request for a restraining order against the city in hopes that both sides would reach a settlement on the shelter.

See SHELTER, Page 10

Curtiss said.

But Thomas P. Calligy, assistant city attorney, said Arezzo would probably accept the certificate of occupancy today if the coalition

Read the add on p. 14 in the Hoboken Reporter
We got the new out today

Relocation funds OKd

1122 Hudson

Tenants at a Hudson Street apartment house in Hoboken have agreed to accept relocation funds and move voluntarily from their apartment to clear the way for the owner to renovate the building under the city's rehabilitation clause. Martha Globus, one of the eight tenants still living at 1122 Hudson St., said all had agreed to accept $4,000 in relocation funds from the building's owner, the Hudson Development Group, rather than fight its application for substantial rehabilitation on the building. The tenants had at first planned to fight the application, which if approved by the city rent levelling board would allow it to take the building off all rent control for 13 months. However, Miss Globus said after meeting with an attorney, the tenants decided it would be useless to fight it, and settled for relocation money.

Rent Hearing Oct. 19

Hob Reporter 10/13/83

A public hearing on the city's rent control ordinance will be held on Wednesday, October 19, at City Hall.

Amendments were made at the October 5 meeting. One is an attempt to disavow standard maintenance as a qualification for raising rents said Councilman Robert Ranieri, who had served as council president in the absence of Councilwoman Helen Macri.

Another amendment is an attempt to prevent disproportionate rehabilitation from affecting all tenants in a building.

Ranieri explained that tenants should be made to pay for the amount of renovations put into his or her apartment alone and not be charged a flat sum for all of the improvements.

Some new provisions include: newly constructed dwelling has been exempt from rent control for 13 months, but under Ranieri's proposal, that dwelling would only be exempt for the first rental. Then it would fall under the new ordinance.

Also, capital improvements are reasonably expected to last one year. Under the proposal, those improvements would be expected to last five years.

...nesday meeting of realtors to discuss city development plans ... procedures are furthe

Hoboken civic leader charged with assault

JJ 10/15/83

Juan Garcia, director of the Community United for Action organization of Hoboken, was arrested during a tenant meeting yesterday and charged with assaulting Juan Lopez, a former board member of the organization, police said.

Garcia denies the charge. He claims the accusations stems from an argument he and Lopez had in the Willow Avenue office of CUNA about 6 p.m. yesterday.

Garcia was arrested about 7 p.m. by three Hoboken detectives armed with a warrant saworn out by Lopez at the office.

According to Garcia, the officer allowed him to finish addressing a group of approximately 100 tenants before he was arrested.

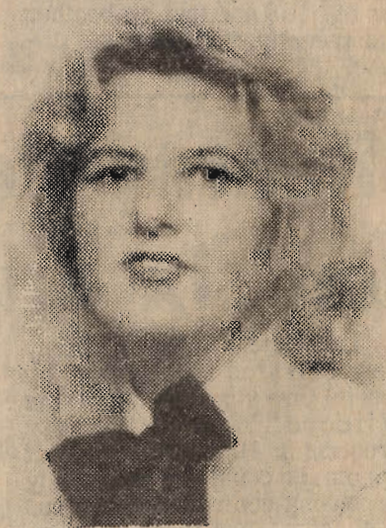
There was allegedly a brief scuffle between Garcia and police before he was taken away and Garcia has been charged with three counts of assaulting police officers and resisting arrest. He denies the charges. Garcia was freed on $200 bail, police said.

Board post filled

Hoboken Mayor Steve Cappiello has named Janet Telekamp DeGennaro to the city's board of health.

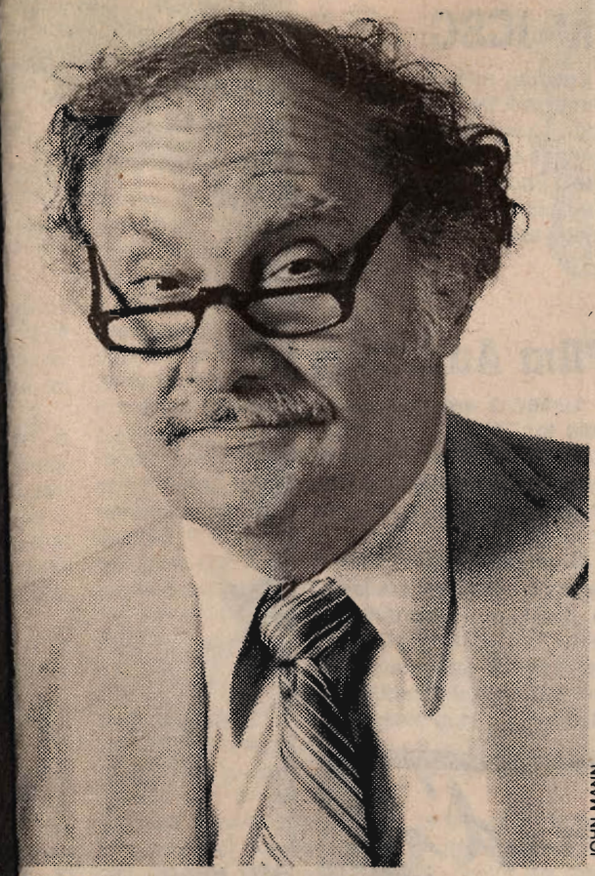
A native of Hoboken, Mrs. DeGennaro is employed as an executive secretary in the Physics/Engineering department at the Stevens Institute of Technology where she has worked for the past 15 years.

A graduate of local schools, Mrs. DeGennaro attended the Drake's Secretarial College in Jersey City and received an executive secretarial degree. She is the wife of Maurice DeGennaro, chairman of the board of the new Columbian Towers senior citizens housing in Hoboken.



Janet DeGennaro
Newest member

HT ON...



JOHN MANN

Councilman Thomas Vezzetti

current tax rate, and I don't think that they are paying more. If you figure that the city of Hoboken is paying, right now, $183-$186 per thousand of assessed value, I don't think that it is in proportion to that. What you are saying is in proportion to the old evaluation of the property originally.

HR: The figures that I have been given indicate that these developers are paying 6.8 percent of their rent roll, or approximately $50 per apartment to the city. This is not any less than the average Hoboken apartment taxpayer is paying.

TV: All I know, if that were true, then why do we have to give abated property? In fact, Grogan Plaza is abated but it doesn't do any subsidy. It's still jammed up in there. Hoboken has 14 times the abated property of Jersey City. So, I think we lose a tremendous amount of money in this abated property.

HR: What does the Housing Authority pay in taxes?

TV: Very little! That's the bad point—very little. Bad! Bad! I don't think it's $75,000. I think it's under that . . . I think it's $50,000. I agree . . . You say they are not paying their justifiable . . . Sure! I agree with that! That's why I say, if

continued on page 26

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) 869-0830
) 869-0831
Hours By Appointment

Hoboken Reporter 10/26/83

SPOTLIGHT ON...

Spotlight on Tom Vezzetti

By Kelly Resch

This is the second part of a two-part interview with Second Ward Councilman Tom Vezzetti. The majority of this interview deals with the housing crisis in Hoboken.

HR: What are your feelings about low-income housing?

TV: I don't like subsidized or abated property because I think it's killing the one- or two-family homeowner.

HR: Specifically, what is wrong with subsidized housing—only the fact that it is tax abated, or is there something else?

TV: No. The city is doing its job. The only thing is, in Hoboken we can't afford it anymore—that's the only thing. Everything's abated here or. . .not paying taxes. We haven't the money. The little one- or two-family homeowner is now paying $183 per $1,000 and that's killing them. The burden is being pushed over to them and they can't afford it?

HR: What do you propose to do about it?

TV: What I'd like to do. . . here's my argument. If these subsidized apartments can get $7-800 from the Federal Government, then why can't the city set up some kind of system? Why can't the city of Hoboken run it and we'd have it under our control? Because, in the city of Hoboken right now, the people are being pushed out and we've got to try to do something. I'd like to set up some kind of housing authority. It cannot be under the city, because then we can't get the $7-800. It would have to be under something like a Grogan Plaza set-up.

"I don't like subsidized or abated property because it's killing the one- or two-family homeowner."

Now, the Grogan Plaza set-up was one of the biggest goomdoggles in Hoboken, and yet, now, because it's under what they call state control, it's accepted. The city has a lot of control and influence over there and I know Mayor Cappiello gets whatever he wants out of there.

We could have this system under the city of Hoboken instead of having it under all these, what I call uncooperative housing projects that will not help the people of Hoboken.

HR: Subsidized housing may receive $7-800 per month, but do you have any idea of the expenses involved in running this housing?

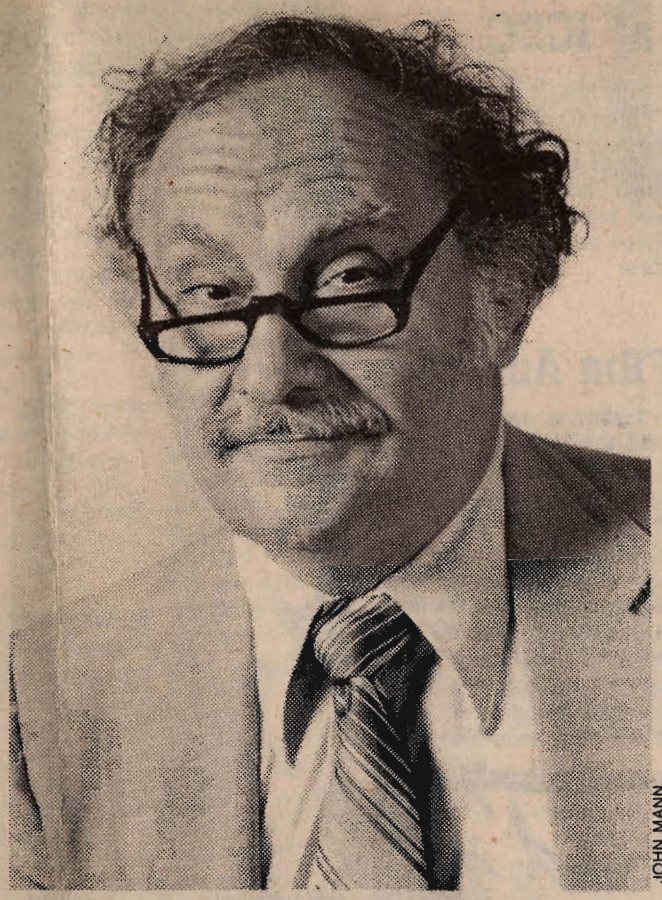
TV: I don't know how you have to work it around. I called people to find out but I haven't really gone any further on it because I've been doing one thing and the other.

HR: Considering that the expense involved in running an apartment for one month is $175-200 without mortgage payments, in lieu of service payments, or rehabilitations, do you think that the city can really afford this?

TV: A lot of that money is given by HUD. . .the big share. A lot of that money there came from CDA. If I know correctly, buildings were given money by CDA to fix that all up. That is how they got their mortgage and all the other things. . .it came from there.

HR: What happens if this plan to set up an outside agency does not work?

TV: Well, we've got to keep it this way. And, I do not like it this way. Absolutely not! As a taxpayer indicated to me last night, here we are very humane and trying to do everything for the people of Hoboken, and they've got to pay the burden of the abated properties.



JOHN MANN

City Councilman Thomas Vezzetti

HR: But these subsidized housing owners are actually paying more to the city because these rehabilitated buildings were originally assessed at much less.

TV: We must face this issue from the perspective of the current tax rate, and I don't think that they are paying more. If you figure that the city of Hoboken is paying, right now, $183-$186 per thousand of assessed value, I don't think that it is in proportion to that. What you are saying is in proportion to the old evaluation of the property originally.

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continued on page 26

JOHN MANN

one- or two-family homeowner. We have Stevens, St. Mary Hospital, churches, schools. . .We are a square mile! Who is going to pay for this, and then we have abated property on top of it!

HR: What is the duration of these abatements?

TV: We have 40 year abatements. That's the thing. the federal government requires that an agreement be made between the developer and the city prior to subsidy, to fix the payment for an agreed number of years. Otherwise, a new administration, or a change of circumstances might lead the city to maximize profits by enforcing the other people not paying their justifiable share.

HR: What is rent based on?

TV: They allow 30 percent of income. You have to pay one third of your whole pay to rent. First you are paying taxes, then you are paying everything else. That's quite an exorbitant amount!

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Tom Vezzetti

continued from page 11

we can get some of that money, it would be beautiful!

HR: Subsidized rents are limited to expenses plus 8 percent profit. How could the city do that?

TV: It seems like a big amount they are getting...why can't the city benefit from that? We have property right now, property that they are selling right now.

HR: You spoke of Grogan Plaza. How is that set up?

TV Grogan Plaza...that's the state. You know what happened there? Malfunctioned and the state took it over. What I like about them, I'll tell you what I like...They seem more receptive to the problem. But the problem is that a lot of people cannot pay those rents. That's the trouble and since it's not subsidized, it's even worse in that sense.

"...the Grogan Plaza set-up was one of the biggest goomdoggles in Hoboken..."

HR: Any other objections to subsidized housing?

TV: No.

HR: Doesn't subsidized housing help the city?

TV: Sure, it helps the city. I'd be crazy to say no. The only thing I'm yelling about is the one- or two-family homeowner. We have Stevens, St. Mary Hospital, churches, schools...We are a square mile! Who is going to pay for this, and then we have abated property on top of it!

HR: What is the duration of these abatements?

TV: We have 40 year abatements. That's the thing. When is this thing going to end? We should never have let the tentacles of Hoboken get out so that these abated properties could get control. I think that the plan of this was done in an emergency and it was not thought out—the consequences of it. This is typical of City Hall; they never think things out.

HR: What is the selection process now used for subsidized housing?

TV: Applications! That's another thing! You have to put in a pre-application, then you have to wait for an application. Good Lord Almighty sakes! Like a traveling salesman now!

HR: How would you change this?

TV: I don't see why you have to wait. First you have to get on the list, then a pre-application. I mean, what is this? It's like a maze of bureaucracy!

HR: How can you be certain that candidates really qualify?

TV: Of course you check it out. I think you put an application in and then we check it out! A lot of people I know can't get in.

HR: This tax abatement given to the subsidized housing developers is required by the federal government. The federal government requires that an agreement be made between the developer and the city prior to subsidy, to fix the payment for an agreed number of years. Otherwise, a new administration, or a change of circumstances might lead the city to maximize profits by enforcing the maximum tax rate. Although this potential exists, it is not applied to anyone. And so, the federal government would run the risk of paying the increased taxes, should it occur and this is why an amount must be decided upon beforehand.

TV: With this re-evaluation, do you know what those homes up there may be paying? It's killing them—how much can you afford? It's bad enough now!

HR: But isn't that a separate issue? Their taxes would go up as a result of the reassessment regardless of abated property.

TV: Well, their property is paying for abated property because the abated property is not paying their justifiable due. I don't think that there's a councilman around who will vote for abated property right now.

HR: What do you think a 10-family apartment should pay in taxes? The same percentage would be ridiculous, too. For example, if a ten-family building is assessed at $500,000, then taxes on the whole building might be close to $92,000!

TV: Yes, sure, I understand. That is ridiculous, too. But the point is, how much can the city afford? The argument is, how much can be paid by certain people and there are other people not paying their justifiable share.

"This is typical of City Hall; they never think things out."

HR: What is rent based on?

TV: They allow 30 percent of income. You have to pay one third of your whole pay to rent. First you are paying taxes, then you are paying everything else. That's quite an exorbitant amount!

HR: Do you ever think that there will be enough housing in Hoboken?

TV: I don't know. And the next thing is that these condos are eating up all of the other areas. If you don't get into Applied Housing, which is supposed to be low or middle, then where are you going to be? Now, look at me. All I want is a one-bedroom apartment and I think that $300 should be more than enough. What are you working for? Just working for an apartment! Now, they just opened up the Elysian Gardens. How the heck can you come out and make 32 one-bedrooms, 16 three-bedrooms, and six two-bedroom apartments? It should be the reverse order! If I had been elected, I would have gone out there with Applied Housing and protested the HUD. I'm not saying that Applied Housing is wrong, I'm saying the priorities are wrong. People need two- and three-bedroom apartments. Now, why? Of course, they claim that HUD gives the commands out there. But the Council should have gone out there with Applied Housing and said, "Wait a minute, here are our priorities—you have given the wrong priorities here!"

I don't know what their priorities are! I know that they claim that because of the structure of the building they couldn't do it. I don't know about that...I don't see why if you are making one apartment, you can't make another...doesn't seem too logical to me.

HR: What about middle-income and senior citizen housing?

TV: To give you an example, Columbia Towers. Now, to me, $6-700 is not middle class. I call middle $3-400, at best $400. Once you get out of this category, you are not in middle any more. I'm sorry, that's my interpretation; maybe I'm too far back in the past. Maybe I am out of date with the financial situation but I don't think that I am too far off base.

I mean, how much more can you afford! I'm 55 now, and by the time I get Social Security, I hope I'll be getting anough to balance me here. I don't want to live on subsidies—I've been independent all of my life—an independent person—and I want to do my job the best I can. □



JOHN MANN

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Hoboken Reporter 10/19/83

SPOTLIGHT ON...

Tom Vezzetti

By Kelly Resch

Sartorially and verbally, Tom Vezzetti is undoubtedly Hoboken's most colorful politician. His campaign in June for a seat on the Hoboken City Council was typical Vezzetti--no fancy newspaper ads or glossy pamphlets, just lots of walking around the neighborhood with a megaphone in hand. ("Hello, beautiful. Hiya, handsome. Thank you very much.")

His simple, folksy approach, and a single volatile issue--that the incumbent City Council President Walter Cramer had purchased a home for his family in Freehold--clinched the deal and Vezzetti won.

Assigned to interview Vezzetti, my mind was filled with Vezzetti stories I had heard. I called and when the phone's ringing was interrupted with a husky "Hello," I knew I wasn't fully prepared for what would follow.

A delighted Councilman Vezzetti responded eagerly to my request for an interview. Although the conversation was short, I began to explore the possibility of my own "story" about Tom Vezzetti.

Still slightly apprehensive the following morning, tape recorder in hand and note pad tucked under my arm, I rode the elevator in City Hall.

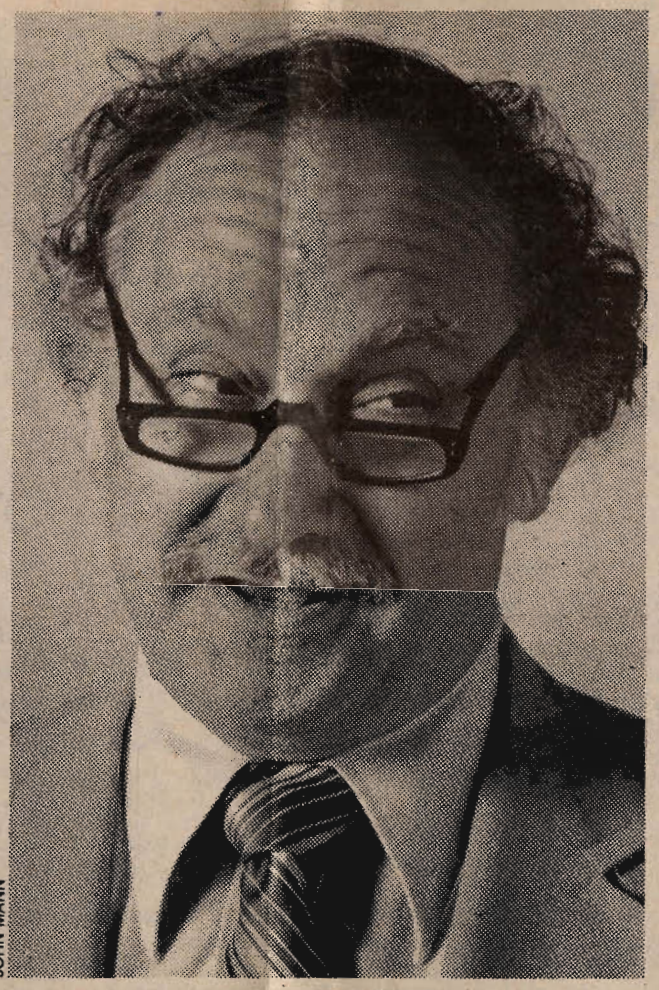
Peering over the tops of his bifocals, a tall man with wispy hair and a bright green suit jacket introduced himself as Tom Vezzetti. Together we searched for a vacant office. Upon finding one, I must say that from the instant the threshold was crossed until we parted, the conversation never lagged . . . though perhaps "conversation" is not exactly the right word to use.

I am sure Councilman Vezzetti has kissed the blarney stone more than once, and this is not meant in a derogatory sense. His candid responses were both enjoyable and informative. Vezzetti is a man able to wend his way through the corridors of the English language without being evasive or dull.

This comes not only from his words, which are filled with insight and vitality, but also from his gestures and facial expressions which reveal his vivacious and zesty personality.

Before long, I realized that my many prepared questions were being answered without having been asked. Vezzetti's personality is such that he joked about his "monologuing".

What follows, then, is a verbatim account of that interview on the morning of Oct. 13. Although the questions are few, the answers are many.



JOHN MANN

City Councilman Thomas Vezzetti

HR: May I ask you to tell me a little about your family background?

TV: My family owned the Madison Hotel and Bar. I grew up running it. My father died in '52. I took it over when I got out of the Navy in '54.

Basically, it was a men's hotel. I had a lot of drunks. I used to put them up to bed and bring them down. It was work that was advantageous: I was able to handle situations. I sold it in '77 after it had a fire.

I played football for the Atlantic City Naval Station. I am very proud of that—we were an undefeated team that year. I got my B.A. and my master's degree at NYU. I'm going to have to drop this course I'm taking right now—it's too much, I can't do this and I can't do that. It cost me $816 but it's too much right now.

Next year I want to see if I can start running for the mayorship of this city. We need an honest mayor—never had an honest mayor in Hoboken, never in my lifetime!

HR: Do you have any brothers of sisters?

TV: I have a twin sister. She lives in Puerto Rico with her family. I have a younger brother who owns a beautician place in New Jersey. And, I have a retarded brother in a Catholic home. That's the only thing I have to do with my family right now . . . take care of my brother Bob. On Christmas I take him home and on holidays I do what I have to do—that's my job.

I completed my slavery act with the Vezzetti family. All my life I've been doing a slavery act with the Vezzetti family. Now I want to live my life!

HR: Is this how you became interested in politics?

TV: That's what I'm doing in politics—I love it! It's my avocation, my vocation, my hopes, my dreams . . . everything! I love it!

As I said, next year I hope we can run for the mayorship because we need an honest mayor in Hoboken. We have had no city administration, in my lifetime, that has been what I call fair to the public of Hoboken; these are the taxpayers and the rentpayers. To my opinion, the whole city is the most misadministered I've ever seen.

HR: Can you cite specific examples of misadministration?

TV: First of all, we have departments that we don't need. I have some ordinances downstairs to try to get rid of them. We have all bureaucrats, top echelon bureaucrats getting $35-40,000. They're six hour workers! We are paying $40,000 for that and they are unnecessary jobs. Absolutely not!

I've got to work with the Finance Director-get rid of him! This guy, I don't think he has a college degree-maybe he has a high school diploma, but what the heck do we need him for? The other guy does his job, the controller. What do we need? Duplications and triplications of jobs?

The mayor buys off all the people with jobs. He offered me a job with the Board of Education. I wouldn't take it. Absolutely not! I have integrity, I don't know if they do. That's an unthought of word in Hoboken with the politicians.

HR: Do you have any political idols?

TV: I'm an Adlai Stevenson-Hubert Humphrey Democrat. To me, they epitomize the best of the political system. Adlai Stevenson would make you fall in love . . . beautiful, beautiful! But the people call him an egghead to put him on the defensive. There are three things that they use against him. First, they say that he's an egghead which means that he is too intelligent for the public to understand. This is ridiculous because sometimes my generation didn't understand the sophistication of the English language. The second thing used against him is that he's got a hole in his shoe which had nothing to do with his ability. And the third thing is that he was divorced—what does that have to do with it?

I'm very proud to say, I voted against Tricky Dick five times; I voted against Senator Musto every time. I only made one mistake: I voted for Mayor Cappiello once when

continued on page 22

Hoboken Reporter 10/19/83

Spotlight Vezzetti

continued from page 6

he ran against Romano. I wouldn't vote for him any other time. There was a third person running who only got 200 votes and I should have voted for him. I knew the two leading candidates were Tweedle Dee and Tweedle Dum, both in the same category, Romano and the Mayor . . . that's why they get along so well.

I was a registered Republican up until the last election. I voted against Reagan; I'm very proud of that.

The politicians use the paper ballots to rob the elections. For instance, in my election I carried almost every district but they came up with those secret service absentee votes. I lost that. Out of 88 votes, I only had 6. So, the politicians are shrewd and they are manipulating the political system.

HR: What is the most crucial problem facing Hoboken right now?

TV: Our biggest problem right now, I would say, is the people being chased out of Hoboken . . . tax rate and the misadministration of this whole City Hall.

All Mayor Cappiello does is play political games, he doesn't care.

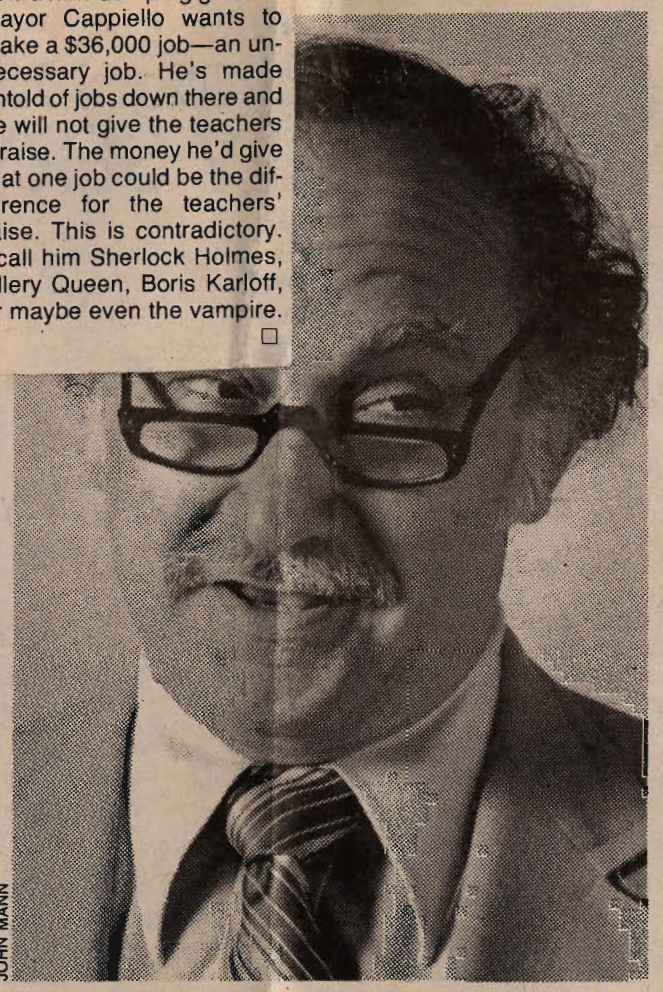
For instance, a perfect example. We have a Public Safety Director we don't need. He used to come under the mayor. But it's a made-up job because he's a political friend. There are three cops over there who could be out of the police department doing their job but because Mayor Cappiello wants to play footsie with that department, he does just that.

There's a Finance Director, who is a Republican leader in Hoboken; she is the chairman of a Democratic council. Now, how can she be the chairman of a Democratic council? She's bought off by having political jobs in there. This way, Mayor Cappiello has the Republican party sewn up.

My election was the most significant election in Hoboken's history because it upset the council president and now there's a new ball game. The Council president used to cover up for the Mayor's sins. In a Democracy, you have to have a system of checks and balances; we didn't have any. The council president covered up the sins and the Mayor bought off. Unnecessary jobs made for special favors; made by Mayor Cappiello to buy off his political favors.

The Board of Education is now a new dumping ground. Mayor Cappiello wants to make a $36,000 job—an unnecessary job. He's made untold of jobs down there and he will not give the teachers a raise. The money he'd give that one job could be the difference for the teachers' raise. This is contradictory. I call him Sherlock Holmes, Ellery Queen, Boris Karloff, or maybe even the vampire. □

GHT ON...



JOHN MANN

City Councilman Thomas Vezzetti

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HR: Is this how you became interested in politics?

TV: That's what I'm doing in politics—I love it! It's my avocation, my vocation, my hopes, my dreams . . . everything! I love it!

As I said, next year I hope we can run for the mayorship because we need an honest mayor in Hoboken. We have had no city administration, in my lifetime, that has been what I call fair to the public of Hoboken; these are the taxpayers and the rentpayers. To my opinion, the whole city is the most misadministered I've ever seen.

HR: Can you cite specific examples of misadministration?

TV: First of all, we have departments that we don't need. I have some ordinances downstairs to try to get rid of them. We have all bureaucrats, top echelon bureaucrats getting $35-40,000. They're six hour workers! We are paying $40,000 for that and they are unnecessary jobs. Absolutely not!

I've got to work with the Finance Director-get rid of him! This guy, I don't think he has a college degree-maybe he has a high school diploma, but what the heck do we need him for? The other guy does his job, the controller. What do we need? Duplications and triplications of jobs?

The mayor buys off all the people with jobs. He offered me a job with the Board of Education. I wouldn't take it. Absolutely not! I have integrity, I don't know if they do. That's an unthought of word in Hoboken with the politicians.

HR: Do you have any political idols?

TV: I'm an Adlai Stevenson-Hubert Humphrey Democrat. To me, they epitomize the best of the political system. Adlai Stevenson would make you fall in love . . . beautiful, beautiful! But the people call him an egghead to put him on the defensive. There are three things that they use against him. First, they say that he's an egghead which means that he is too intelligent for the public to understand. This is ridiculous because sometimes my generation didn't understand the sophistication of the English language. The second thing used against him is that he's got a hole in his shoe which had nothing to do with his ability. And the third thing is that he was divorced—what does that have to do with it?

I'm very proud to say, I voted against Tricky Dick five times; I voted against Senator Musto every time. I only made one mistake: I voted for Mayor Cappiello once when

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Friday, October 14, 1983 4B $1.15 Weekly Home Delivery 25 Cents

Homeless policy ripped

By SHEPARD BARBASH
Staff Writer

New Jersey municipalities badly neglect their increasing homeless population and have blocked private and local efforts to provide emergency shelter, a recently released study charges.

The report by the National Coalition for the Homeless, "Downward Spiral: The Homeless in New Jersey," reviewed and criticized government policy in 10 cities, including Jersey City and Hoboken.

"In each of these cities, emergency shelter efforts have either been kept from implementation, closed down or threatened with closing by city officials," the report said. "(The) combination of harassment on the part of municipal officials and their lack of energy when it comes to exploring how local resources could be tapped to solve the problem has resulted in voluntary sheltering efforts being stymied."

The report's release comes at a time when North Jersey municipalities are facing problems with homeless people on several fronts.

A two-month feud ended this month between the state and New York City when the city agreed to take back some of its indigents that were sent to shelters in Newark and East Orange and to the Mayflower Hotel on Tonnele Avenue in Jersey City.

Churches in Union City and Hoboken that are providing temporary housing for the homeless were ordered this month to meet safety standards set by municipal zoning codes if they want to stay open.

On Tuesday, after a yearlong study, the Jersey City Homeless Task Force is expected to unveil a comprehensive plan for aiding the homeless.

St. John's Evangelical Church on Palisade Avenue in Union City has passed an inspection by the building department and was granted a temporary certificate of occupancy for its 20 places. The shelter must make minor improvements by Oct. 24.

In Hoboken, where rapid urban renewal and the resulting displacement of the poor has intensified the homeless debate, St. John's Lutheran Church has been denied a certificate of occupancy by the city, which is charging the shelter is in violation of fire and safety codes.

If Hoboken and the church fail to

See HOMELESS, Page 32

OFF THE RECORD

Hoboken Reporter 10/12 pg

The City Council is preparing for capacity attendance at the Oct. 19 public hearing on Councilman Robert A. Ranieri's proposal (apparently supported by the Cappiello administration) amending the rent control ordinance to limit the ability of landlords to raise rents by use of the substantial rehabilitation clause. The ordinance will also put newly-constructed dwellings under rent control, after the initial rental, as well as tighten the definition of capital improvements.

It is expected that virtually all tenant groups in the city will support this amendment. It is the first major pro-tenant legislation to be considered by the City Council in a while. Landlord groups and real estate agents are expected to object to the ordinance, predicting an end to housing rehabilitation in the city.

Although the ordinance was unanimously put on to second reading, much doubt remains as to the final vote. Council members Thomas Vezetti and Pat Pascuil, who helped draft the amendment with Ranieri, will definitely support passage after the public hearing. This leaves Ranieri two votes short. Not one of the remaining council members has yet voiced opposition to the amendment, but some may do so within the next two weeks for ideological and political reasons.

Since tenants form a larger constituency in Hoboken than any other group, it will be difficult for council members to attack the ordinance head-on. One council member has already stated that the amendment was prepared too quickly and that a

continued on page 13

$1.15 Weekly Home Delivery 25 Cents

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Continued from Page 1

reach an agreement, Judge Burrell Ives Humphreys of the Hudson County Superior Court is expected to rule next Thursday on the church's claim that providing shelter is a primary function of worship and thus exempt from the standards set by zoning ordinances.

The Homeless Coalition's report said that "New Jersey laws imposing an obligation on public officials to shelter the homeless are as strong as anywhere in the country," and that "a lawsuit to enforce a right to shelter ... would be a straight forward affair."

Dan Salerno, a spokesman for the coalition, said that no lawsuits are being planned at the moment.

"We want to give the state time," he said. Gov. Thomas H. Kean received a 50-point report by the state Advisory Task Force on the Homeless last Friday on how to tackle the problem, he said. "We want to see if the governor will follow the recommendations" before filing we consider filing any suits.

The Rev. H. Gerhardt Kugler, pastor of St. John's Evangelical Church in Union City and a contributor to the state report, called the state's recommendations "radical" but said he supports them.

"One is to impose the laws (directing governments to aid homeless); two, to increase the general assistance (welfare) allotment by 10 percent or more; three, to train or retrain local welfare directors to meet their codes."

The coalition's study urged the passage of a bill before the Assembly that would give the state Department of Community Affairs power to oversee and set uniform licensing standards for emergency shelters. A problem is that standards vary from municipality to municipality. The homeless are at the mercy of the individual municipality, Kugler said.

As an example, he cited: Jersey City's Department of Fire Prevention inspected St. John's Episcopal Church and required sprinklers if the church wanted to provide beds. The church was forced to close its shelter April 1 after failing to receive aid from the city.

"We weren't ever required to have sprinklers (in Hoboken)," Kugler said.

The coalition's report also called for more public housing for the poor and an increase in public assistance funds. The state estimates that there are 20,000 homeless people for 700 available spaces in emergency shelters.

The executive director of the Hudson County Red Cross, Joseph Lecowich, yesterday denied the accusations in the report, as did a spokeswoman for Jersey City Mayor Gerald McCann.

Lecowich, who was involved in an consulting capacity with Jersey City, would not divulge the city's plans on the homeless to be announced Tuesday, except to say they are in two phases. The first phase is an emergency program to deal with the immediate problem of people on the streets and the second is a long-range plan to establish a coordinated network to reduce the number of homeless in the future.

He rejected the coalition's call for centralized administration, which he claimed would needlessly create "another superstructure of bureaucracy."

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Vezzetti's abstention 'killed it'

Pathmark permit defeated

By BRAD KELLY
Staff Writer

HOBOKEN—An abstention by a City Council member on a proposed amendment to allow the construction of large shopping centers in the northern section of the city led to the amendment's defeat yesterday.

The amendment to the zoning law for the I-1 district would have specifically permitted a planned Pathmark shopping center on a vacant 5-acre site at 15th and Washington streets.

Councilman Thomas Vezzetti, a supporter of the amendment, abstained from voting because he said he felt a planning board report on the issue should be reviewed by the entire council and a vote be taken at the next meeting.

"I was given the report at the last minute. Mayor Steve Cappiello.

It was reintroduced by Wilson in August. "How many cracks at the apple do you get?" he asked.

But according to city Business Administrator Edwin A. Chius, had the amendment passed, the vote would have been illegal anyway. He said that because the planning board report was submitted to the council opposing the amendment, each council member voting for the amendment would be required to give his reasons for the vote.

Macri said only Wilson gave reasons why he was supporting the amendment.

"They were not following the law ... it would have invalidated the ordinance," Chius said.

Councilmen Salvatore Cemelli, Patrick Pasculli, Thomas Kennedy and Wilson voted for the amendment. Council members Macri, Robert A. Ranieri, Anthony H. Romano and Mary Francone voted against it.

Those in support of the amendment have said it would allow the construction of a Pathmark shopping center that would bring ratables to the city. They also say the land proposed for the shopping center has been vacant for too long, and no other developers have shown interest in it.

Those opposed to the amendment argue that a shopping center, although bringing in some ratables, would not bring in enough because most of the property would be used for parking.

According to Chius, a shopping center in that area may decrease property values for the city's other shopping centers, and this could lead to their filing tax appeals for a lower assessment.

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"I was given the report at the last minute. I couldn't vote on it," Vezzetti said.

City Council President Helen Macri said she received her planning board report earlier in the day. The council's 4-4 vote, which came at 12:15 a.m. yesterday, ended the meeting that began at 7 p.m. Wednesday.

A majority vote is required for the passage of amendments and resolutions.

"It was the shocker of all shockers ... he killed it," said Councilman E. Norman Wilson, who voted in favor of the zoning amendment.

Commenting on Vezzetti's argument about the planning board report, Wilson said, "But he was at the planning board meeting when they made their decision."

Wilson said he did not know if the amendment would be introduced again.

The council approved the amendment earlier this year, but was unable to override a veto by Mayor Steve Cappiello.

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October 12, 1983

Hoboken Reporter

CITY NEWS

City Council - The October 5th City Council meeting was packed with tenants, landlords, politicians and would-be politicians.

The proceedings opened with Councilman Tom Vezetti nominating himself as temporary Council Chairman in the absence of the Council President, Helen Macri. Vezetti called for seconds but no one would confirm his self-appointment. He then thanked his fellow governing body members for their support and sat down.

Robert Ranieri was elected president pro-tem which, it seems, was appropriate since the first reading of his proposed amendment to the rent control ordinance was the major subject of discussion. Ranieri read the amendment and a representative of the rent control board explained its involvement in the drafting of the proposed changes. After other preliminary matters, the meeting was thrown open to comment from the audience.

Various landlord representatives stated, in essence, that the only way to have improved rental housing was to permit unchecked new rents in accordance with the old ordinance which permits a totally new rent of any amount to be set once an investment in improvements equal to the assessed tax value of the building is surpassed.

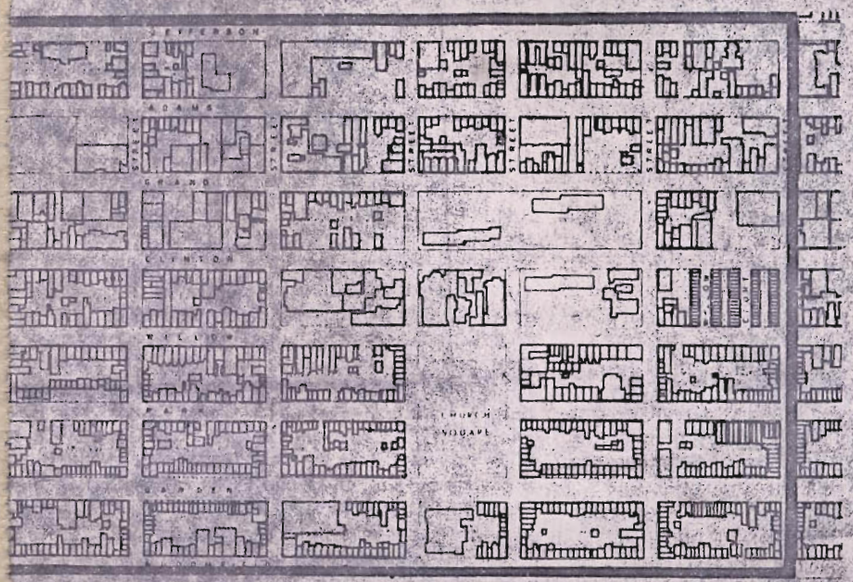
Hoboken's assessed values are approximately 33 percent of true value, meaning basically average sales price value. Other landlords and broker representatives made additional points, including the observation that if the ordinance is changed, the city will become either condominiums or "welfare buildings like Applied Housing."

In fact, several landlord representatives discussed Applied Housing's role in the city. (Applied Housing is the major private owner of subsidized apart-

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10/12/83

TY NEWS



ssistance applies to all homes in Hoboken, but houses within the black lines usehunters. The boundaries are Newark Street on the South, Bloomfield Street North and Jefferson Street on the west.

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dents Statue

part of their American studies, 17 students Salvatore R. Calabro have raised $40 to te towards the Statue rty Restoration Pro-

studying immigra- der the guidance of ally, the eighth grad- amed to show their lation for the freedom in the United States. ten planned and car- t a very successful le to raise the money r worthwhile contri-

City News

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In fact, several landlord representatives discussed Applied Housing's role in the city. (Applied Housing is the major private owner and operator of subsidized apartments for low and moderate income families in the city.) Pam Austin noted that Applied Housing receives high government subsidized rents almost equal to the rents being charged in the latest renovated buildings. If a subsidized building received such rents, she argued, a private landlord should also.

Joseph Barry, president of Applied Housing, was contacted and he noted that while the latest Applied Housing rents are indeed high, they are set by the government and the requirements that Applied Housing faces increases the costs of their buildings. He noted further that Applied Housing, as a condition of its federal subsidies, is limited to 8 percent profit on its investment. Barry stated, "In our buildings the tenants don't pay the high rents."

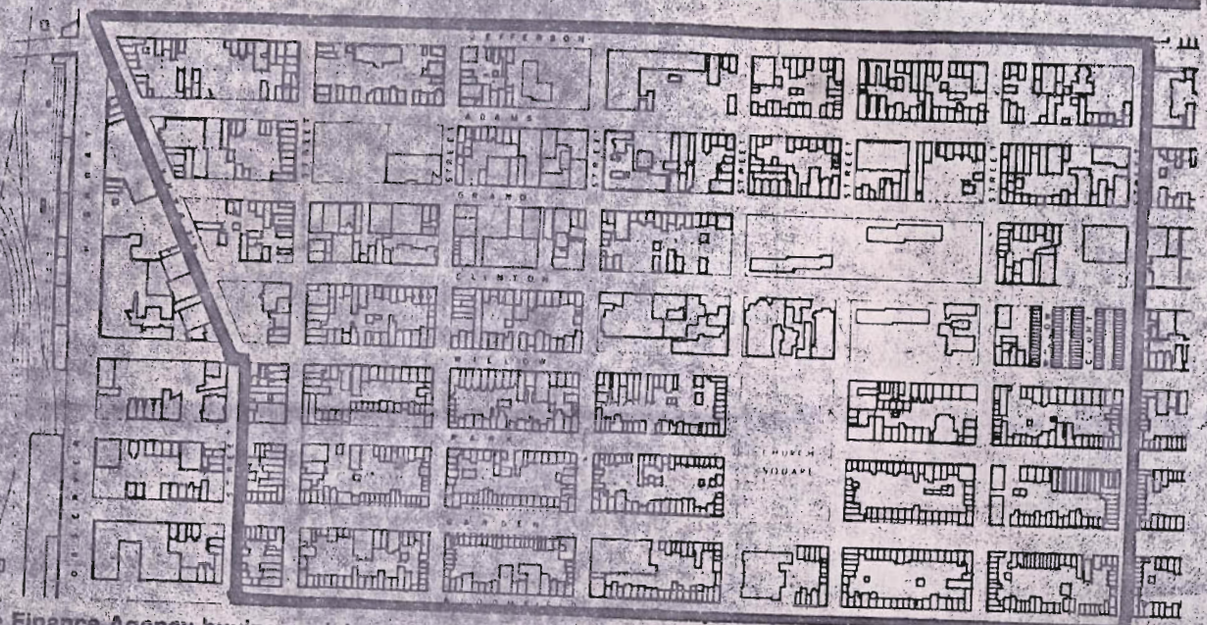
Tenant representatives from other buildings noted that their buildings were being renovated even though they didn't need renovation, simply to take advantage of

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10/12/83

MUNITY NEWS

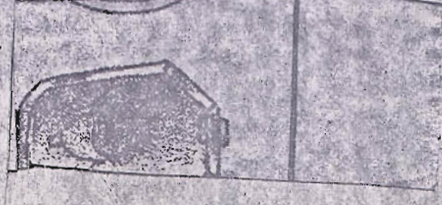


Mortgage Finance Agency buying assistance applies to all homes in Hoboken, but houses within the black lines offer special financial benefits to householders. The boundaries are Newark Street on the South, Bloomfield Street on the east, Seventh Street on the North and Jefferson Street on the west.

Students Aid Statue

As a part of their American history studies, 17 students at the Salvatore R. Calabro School have raised $40 to contribute towards the Statue of Liberty Restoration Project.

While studying immigration under the guidance of Denis Lally, the eighth graders yearned to show their appreciation for the freedom offered in the United States. They then planned and carried out a very successful cake sale to raise the money for their worthwhile contribution.



City News

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City News

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the strong market for rental housing and the high new rents that can be set. The tenant representatives stated that there is no good reason for increasing the rents of good housing other than for the profit of speculators, greedy brokers and landlords. There was no resolution of the issue since the amendment to the ordinance was only being read for the first time.

The mother of Helen Macri, City Council President, died this past week. We offer our condolences to Mrs. Macri and applaud her continuing service to the community notwithstanding her personal sadness.

School Board - At Thursday's School Board meeting, the teachers' holiday calendar was changed to conform with the State recognized holiday schedule. Several teachers had threatened to take off on Monday, Oct. 10, because the school's original schedule had observed the holiday in November.

In a side light, Otto Hottendorf, president of the Board, noted that Steve Block, Board of Education member, was going to conduct a seminar at a state education meeting on the subject of political interference in the school system. Hoftendorf, apparently in anger, said to Block, "if you [Block] insult the [Hoboken] Board of Education, you're [politically] dead." None of the other board members commented on the proposed seminar.

Planning Board - The Planning Board met Oct. 4 to consider a major new project of 112 apartment units located on a lot bounded by Clinton Street on the west, Willow Avenue on the east and Newark Street on the south, to be known as 300 Newark Street.

The major significance of the project is that it is the first luxury rental building to be built in Hoboken without subsidy of any kind. The plan is for 64 one-bedroom and 48 two-bedroom apartments.

Variances are requested from the planning board because the developer wants to provide only 56 on-site parking spaces instead of 112 parking spaces. The developer also wants a higher floor-to-area ratio and wants to build the building right to the sidewalk line rather than meet set-back requirements. The group that is developing this apartment complex are the same principals that constructed the 20-unit condo on Second Street between Bloomfield and Garden.

The other major matter before the planning board was the site plan approval for the S.S. Victoria, Inc., the ship-restaurant located at the foot of Hudson Place on the Hudson River. The board granted final approval of the site plan subject to an in-lieu-of-tax agreement, maintenance of valet parking service for the restaurant (cars will be parked in the municipal garage at Second and Willow Streets), and submission of the development for approval by the Hoboken Historic District Commission. □

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the HOBOKEN REPORTER

HOBOKEN PICTORIAL

October 19, 1983



Baseball began in Hoboken. See story on page 14.

CITY NEWS

City Council - The City Council caucus on Oct. 12 was much quieter than the previous week's Council meeting. Several tenant advocates were there, but no landlord or homeowners league contingent was visible.

The meeting was devoted to a discussion by Robert Ranieri and the other Council members, of Ranieri's amendments to his proposal to eliminate substantial rehabilitation as a means to decontrol rents in apartment buildings.

The most significant changes were permitting BOCA code rehabilitation to qualify for rent increases (Ranieri wanted an incentive for code compliance) and an automatic expiration of

Rent Control Tightens

Robert Ranieri, City Councilman and nominee for State Assembly in November, has

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ROBERT CLARENCE

the HOBOKEN REPORTER

HOBOKEN PICTORIAL

October 19, 1983



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Rent Control Tightens

Robert Ranieri, City Councilman and nominee for State Assembly in November, has introduced an amendment to the Rent Control Ordinance. It will have a second reading and public hearing before the City Council on Oct. 19. Ranieri says he believes the displacement of existing Hoboken tenants by higher rents is is of crisis proportions, and he has chosen to attack the provisions of the existing Rent Control Ordinance which permit the owner to set new rents after the owner has

Substantial Rehabilitation

invested an amount equal to the assessed value of the building on the tax rolls. The existing ordinance exempts such "substantial rehabilitations" from rent control.

"We have to put a tourniquet on bleeding patients," says Ranieri to criticism that the action is too hasty. The patients, he explains, are the many people who can't afford the terrible escalation of rents. Eventually, Ranieri says the rent control ordinance will be revised "but for now we must have a stop gap."

Ranieri amended his proposed amendment

Ranieri's "Stop Gap" Amendment

at the City Council's Oct. 12 caucus to provide a six month expiration date.

What events led Ranieri to declare a crisis?

While Sister Noberta charged arson for profit, and Juan Garcia, a local media favorite, charges that "Blanquito" condo conversions were displacing Puerto Ricans, a subtle but significant shift was occurring in Hoboken's rental housing.

The odyssey of Martha Golbus, formerly of Iowa and Manhattan, then of 1122 Hudson St. and now of Jackson Street, Hoboken,

continued on page 19

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The most significant changes were permitting BOCA code rehabilitation to qualify for rent increases (Ranieri wanted an incentive for code compliance) and an automatic expiration of the Ranieri amendment in six months. However, Ranieri excluded increases for improvements to cure violations of which the owner was already notified.

Council President Helen Macri voiced concern that Ranieri's amendment was too hasty; she felt that the entire ordinance should be reviewed, not merely the amendment. Councilman Thomas Kennedy suggested that if the amendment already needs changes, perhaps other mistakes are being made.

Ranieri countered that the rental market was "volatile, hot and inflamed" and needed immediate cooling.

The League of Hoboken Homeowners meeting focused on Ranieri's amendment to the rent control ordinance. The homeowners feel the ordinance is unfair, and the ultimate impact will be dramatic.

A spokesman said, "They fear that hundreds of jobs will be lost as a result of the amendment. A town with hundred-year-old houses needs refurbishing and reconstruction in order to make substantial housing for all. With no capital coming into a city, a city dies. The housing industry is one of the few industries in the city of Hoboken." □



ROBERT CLARENCE

Rent Control

continued from page 1

epitomizes the events leading to Ranieri's amendment. Golbus had no tenants rights axe to grind. She had lived in New York, earning a living by taking various tutoring jobs mixed with modeling. She is an artist and hopes to continue to develop her art, so access to New York is important.

Golbus heard about Hoboken from a friend who had moved to 1124 Hudson and in April, 1980, she found a nice apartment on Hudson Street for $340 a month. She moved from New York to Hoboken.

She had no idea, nor any way of telling when she moved into the 10-family building at 1122 Hudson, that the prior tenant, Clarabell Rivera, had paid only $215 in rent for the very same apartment in the very same condition. To Golbus, used to New York City rents, the apartment at $340 was reasonable.

In the space of three years, new households, much like Golbus in economic status and background, moved in: young, white, middle-class. Others, prior residents, moved out. The buildings went from nine Hispanics and Golbus to three Hispanic families and seven non-Hispanic households. Rents went up dollar by dollar and ten by ten until, in 1983, she was paying $439 per month, almost $100 more than when she had moved in. It strained her income to meet the rent.

In June, 1983, 1122 Hudson was sold to new owners. In August, 1983 without warning, a notice came: paraphrased, it went like this: In three days we, the new owners, will begin renovations which will include fire prevention, partitions, smoke alarms, electric, plumbing, air conditioner sleeves and newly tiled bathrooms. While we rebuild, please use the toilet facilities across the hall, and get your stuff out of the basement. We apologize for noise and debris.

The authors of the notice, Jerome Meyer and David Rothman, were the new owners. They were new to the real estate game but willing to take risks. They knew that rents stayed at what Golbus and the other tenants were paying. They said they planned to invest another $139,000 in the improvements.

Golbus and the other tenants were in shock. "Our homes were threatened. This little apartment, my one retreat in the universe to get away from all the craziness of the world outside, was now a madhouse. Every night, all I could think about was the impending mess. There was, now, no peace."

The tenants had meetings. They vowed to fight. They went to the Rent Control Board who told them that the new owners were exempt from control if the threshold amount was spent. They went to Al Arezzo, Hoboken's construction official and complained that the renovations weren't necessary because the building complied with the code. Arezzo said if any owner wanted to improve a building and he did it properly, the code official had to authorize the construction. The issue of rents was not his jurisdiction.

Will rent control stop building renovations?

even though Hoboken had a rent control ordinance, it provided that if they invested an amount equal to the assessed value of 1122 Hudson, as it was carried on the city's tax books, they could set any rent they wanted to. They figured that an apartment renovated and dressed up on Hudson Street would go for $800-$1,000 per month. Based on this conviction they were willing to pay $182,500 for the building even though they probably would have lost money if the

The trek to find magic to block the process continued to Jersey City, the county seat, to look at deeds and mortgages. Could it be that there was something illegal in the formation of the corporate set-up—tricky business?

Was the fact that the ownership of the building was one company and the contractor was another, but all having the same stockholders significant?

In the end, no Watergate, no Deep Throat, no unravelling of an illegal conspiracy; only Jerome and David. The owners could basically, ultimately, inevitably, do what they said.

"Not one of the landlords has shown me in black and white how he will be hurt."

Golbus and her fellow tenants made a deal. For an average of $3,200 apiece, they agreed to get out over the next six months to make way for people who, the owners hope, will pay $800 or $1,000 a month for the privilege of living at 1122 Hudson St.

Pat Tuohy of the Homeowners League says Golbus displaced the Puerto Rican family paying $215 because she could pay $340 a month, and now someone is willing to pay $800 a month for that apartment.

"Maybe she can't pay the new rent and maybe she just doesn't want to spend that much for rent," says Tuohy. She contends that rent control doesn't protect the poor, it just gives a bargain to a middle class tenant at the expense of the landlord.

"Under rent control," she said, "owners are called upon to subsidize a middle and higher-income tenant."

Will rent control stop building renovations? Will it curb the increase in higher ratables?

No one is stopping improvement," says Ranieri. "The amendment only says that the rent charged has to be related to the improvement. When the vacancy rate is zero percent, rent control is a necessary evil. We won't permit free market forces to rapidly displace people, whether old timers or newcomers."

He states that under the amended ordinance, landlords have capital improvement rent increases, hardship rent increases, the right to a reasonable return, and substantial rehabilitation rent increases.

"Not one of the landlords has shown me, in black and white, how he will be hurt," he says.

Pat Tuohy responds that over 20 percent of Hoboken's housing units, even including single family homes, is subsidized. This about matches the number of "very low income households." The buildings subject to rent con-

trol are for the middle class, said Tuohy. "If rents should be based on income, then let the middle class tenants submit to a means test. I'll bet most of them can pay the rent."

Golbus says housing isn't a luxury. Everyone has to live somewhere. "I don't object to an owner raising his rents to meet costs and make a reasonable profit. But in my building the painting and redoing of the bathrooms was for the sole purpose of setting new higher rents. And, they weren't satisfied with that—they had to move us by harrassment."

She now pays $300 a month on Jackson Street near the projects but she attends the City Council hearings on rent control. She'll have to wait and see whether Jerome and David follow her there □



ROBERT CLARENCE

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20 violations may close shelter

H D 10/21/83

By BRAD KELLY
Staff Writer

HOBOKEN—The city building inspector yesterday recommended to the law department that the shelter for the homeless be vacated because it does not comply with minimum sanitary, fire and other safety requirements.

In a letter sent to the law department, Inspector Alfred Arezzo said he felt the shelter should be vacated until the violations are corrected because they create "a potential hazard to its occupants."

Arezzo made the recommendation after reviewing inspection reports from the city's fire, electrical, building and plumbing inspectors.

Thomas P. Calligy, assistant city attorney, said the law department would meet with Superior Court Judge Burrell Ives Humphreys Monday to show him the reports and to discuss what action the city should take.

Approximately 20 violations were cited by all four inspectors who checked out the shelter, located in the basement of St. John's Lutheran Church at 300 Bloomfield St., earlier this week.

See SHELTER, Page 8



Photo

The Dispatch, Hudson/Bergen Counties, N.J. Friday, October 21, 1983

Vezzetti's abstention 'killed it'

Pathmark permit defeate

By BRAD KELLY
Staff Writer

HOBOKEN—An abstention by a City Council member on a proposed amendment to allow the construction of large shopping centers in the northern section of the city led to the amendment's defeat yesterday.

The amendment to the zoning law for the I-1 district would have specifically permitted a planned Pathmark shopping center on a vacant 5-acre site at 15th and Washington streets.

Councilman Thomas Vezzetti, a supporter of the amendment, abstained from voting because he said he felt a planning board report on the issue should be reviewed by the entire council and a vote be taken at the next meeting.

"I was given the report at the last minute. I couldn't vote on it," Vezzetti said.

Mayor Steve Cappiello.

It was reintroduced by Wilson in August. "How many cracks at the apple do you get?" he asked.

But according to city Business Administrator Edwin A. Chius, had the amendment passed, the vote would have been illegal anyway. He said that because the planning board report was submitted to the council opposing the amendment, each council member voting for the amendment would be required to give his reasons for the vote.

Macri said only Wilson gave reasons why he was supporting the amendment.

"They were not following the law ... it would have invalidated the ordinance," Chius said.

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shelter 10/21/83

SHELTER

Continued from Page 1

Based on the fire inspection, the total area of the basement 1,118 square feet, allows for only six persons to sleep there overnight. "Even assuming everything else was in shape, they can't have as many people there as they now have using the facility," Calligy said.

The shelter, operated by the Hoboken Clergy Coalition, currently feeds about 60 people each night and offers overnight accomodations for approximatley 30.

The Rev. Geoffrey Curtiss, president of the coalition, said that on the basis of a state inspection, the coalition was informed as many as 24 people could be accommodated overnight.

He said yesterday the coalition will comply with whatever codes are applicable. He said the coalition expected to apply for building permits to begin work on the shelter, but was told by Arezzo those permits would not be granted by the city because the building is not properly zoned.

"It's still a Catch-22," the clergyman said.

Union City Building Inspector Vincent Rossi, who inspected a shelter for the homeless at St. John's Evangelical Lutheran Church on Palisade Avenue, said he felt the Hoboken inspectors were "nitpicking."

"If they inspected every building in Hoboken like they inspected the shelter ... are you kidding me? They should apply those standards to City Hall and condemn it ... Tell everyone to vacate," he said.

Rossi, who said he supports the shelter in Union City, said when he inspected it, he asked only that it comply with the essential health and safety requiremnts.

He said the Hoboken fire inspector was "really going by the book" when he inspected the material of a number of wooden partitions between the beds in the shelter.

"Even if they comply, the city may come back and test the roof materials," Rossi said.

Hoboken reportedly may ask the coalition to find temporary shelter for its homeless until all violations are met.

Calligy has suggested each church in the city shelter several persons until the violations are resolved.

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See SHELTER, Page 8

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"They were not following the law ... it would have invalidated the ordinance," Chius said.

Councilmen Salvatore Cemelli, Patrick Pasculli, Thomas Kennedy and Wilson voted for the amendment. Council members Macri, Robert A. Ranieri, Anthony H. Romano and Mary Francone voted against it.

Those in support of the amendment have said it would allow the construction of a Pathmark shopping center that would bring ratables to the city. They also say the land proposed for the shopping center has been vacant for too long, and no other developers have shown interest in it.

Those opposed to the amendment argue that a shopping center, although bringing in some ratables, would not bring in enough because most of the property would be used for parking.

According to Chius, a shopping center in that area may decrease property values for the city's other shopping centers, and this could lead to their filing tax appeals for a lower assessment.

Tenants oppose increases

WNY tables rent law for rehabs

H D 10/23/83

By BETH KUHLES
Staff Writer

WEST NEW YORK—The Board of Commissioners voted unanimously last night to table a resolution that would limit rent increases in rehabilitated buildings after dozens of residents flooded the mayor's office, objecting to "outdated" base rents in the proposed legislation that would let virtually all rents be doubled.

The proposed ordinance would have let landlords who had completed the rehabilitation of their buildings increase initial base rents of $150 or less by 50 percent and initial base rents of more than $150 by 100 percent.

Under existing law, landlords may increase base rents as much they wish after rehabilitating a building, and in many cases rents have been tripling, according to Patricia MacEldowney, secretary to the rent control board.

"The proposed ordinance doesn't reflect the rents in West New York," said Mayor Anthony M. DeFino. "We need a more realistic evaluation."

The rent control board determines whether a building is eligible for rehabilitation, using such factors as its age and the repairs it needs. The building's owner must then invest 50 percent of the property's market value, with 90 percent of the investment going to individual apartments and 10 percent to common areas in the building.

DeFino proposed that the ordinance be revamped and reintroduced at a special commission meeting in the near future. The changes he proposed include permitting 50-percent increases on base rents up to $300 or $350 and 100-percent increases on base rents of more than $350. The rent control board will be given the authority to determine the actual increase in each case.

About 50 people attended the commissioners' meeting last night in the tiny conference room in DeFino's office, which can accommodate only about 25 people at a time. A group of residents, most of them elderly, sat anxiously in chairs as members of the audience addressed the board. After the room cleared, a contingent of Hispanics entered the room to voice their concerns. After hearing both groups, the commissioners voted to table the bill.

"We want to strike a balance between the need for rehabilitation and the ability of people to pay," said DeFino. "But we also don't want landlords to use rehabilitation as an excuse if they can't get hardships," he added, referring to hardship rent increases.

A public hearing on the new ordinance, which probably will be reintroduced next week, is planned at the next regular commission meeting on Oct. 19.

alleged incident, Dugan represents Glimcher Co., whose waterfront project is now called Newport City. U.S. Attorney's Office in Newark.

Hoboken Alliance Probes Local Issue

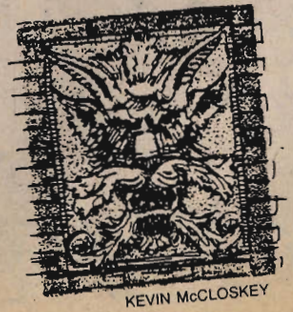
H R 10/26/83

The Hoboken Neighborhood Alliance (HNA) is a newly formed group of Hoboken residents, old-timers and newcomers, landlords and tenants concerned with the issues that affect their community as a whole and the quality of their life as individuals.

The purpose of the Alliance is to research and provide to the Hoboken community information on such areas of concern as taxes, landlord and tenants' rights, waterfront and neighborhood development, employment opportunities, the quality of education, neighborhood safety, environmental protection and government corruption.

The HNA will hold a general meeting on Wednesday evening, Oct. 26th at All Saints Episcopal Church, 702 Washington St., Hoboken. The meeting will begin at 7:30 p.m. and all concerned Hoboken residents are urged to attend.

In addition to research and sharing information, the Alliance will recommend and implement such actions as seems warranted by the results of their studies. □



KEVIN McCLOSKEY

10/23/83

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Jersey City OKs exemptions from rent control

By BILL GYVES
Staff Writer

JERSEY CITY—An ordinance exempting certain structures from rent control estrictions was adopted by the City Council early yesterday morning, following a eated eight-hour session that nearly resulted in a brawl between Mayor Gerald cCann and opponents of the measure.

The council voted 5-3 in favor of the dinance, which will exempt from rent ntrol all newly constructed apartment ildings with at least 25 units located in ctions of the city designated as revelopment areas. The measure also expts structures converted to residential from a non-residential use after Sept.

Councilmen Thomas Fricchione, Glenn Cunningham and Ben Lopez voted against the measure when a final vote was taken on the ordinance at 3 a.m. Council President Bobby Jackson and council members Mary Avagliano, Thomas Hart, Harold Zielaznicki and Robert Betz voted in favor of the ordinance. Councilman Lawrence Clayton did not attend the session.

About 350 residents, most of whom opposed the ordinance, packed into the City Council chamber for what turned into a marathon session. Two hours into the hearing, McCann arrived and immediately became involved in a wild exchange of accusations and insults with the opposing groups.

Police officers had to separate McCann from the angry group after the mayor allegedly shoved a young black woman.

McCann, through his spokesman Thomas Golodik, yesterday denied pushing the woman. He insisted that it was the woman who pushed him in the midst of the stormy exchange. Golodik said McCann was attempting to "make some distance" between himself and the unidentified protester.

"He just put his hand out and said, 'Keep away from me,'" said Golodik. "It certainly wasn't a case where Gerry went up to the woman and pushed her."

McCann's administration lobbied vigorously for the ordinance, arguing that it would indirectly benefit low-income residents by stimulating investment in the city's housing stock. McCann insists that quality low- and moderate-income housing will be built in the city only if landlords can be confident of a fair return on their investment.

"It's something we felt we needed to see the program that already has started in Jersey City continue," said Golodik.

The measure's opponents, including the All-Peoples Congress and the Jersey City Tenants Committee, insist that the measure is an first step toward eliminating rent control for tenants. They argue that it is an attempt to displace the city's low-income residents while attracting wealthier out-of-towners.

"This is crawling vacancy decontrol," said All-Peoples Congress spokeswoman Rachel Duell. "It is a way of bringing vacancy decontrol in the back door when they couldn't get it in the front door."

Duell said her organization yesterday mailed a formal complaint against the adoption of the ordinance to the state Supreme Court.

'It is a way of bringing vacancy decontrol in the back door ...'

— A critic

secret

Hoboken shelter given OK

HD 9/28/83

By SHEPARD BARBASH
Staff Writer

The shelter for the homeless at St. John's Lutheran Church in Hoboken does not violate the city's zoning law and can remain open, a judge ruled yesterday.

Limiting the shelter's capacity to 20 persons, Assignment Judge Burrell Ives Humphreys of Hudson County Superior Court in Jersey City granted the Hoboken Clergy Coalition a temporary injunction barring the city from closing the shelter.

Attorneys for both parties doubted the city would appeal the ruling.

The city had argued that its zoning ordinance, which allows churches and related activities, does not permit the operation of an overnight shelter.

The coalition argued, and Humphreys agreed, that providing sanctuary to the homeless is central to religious activity.

"This case represents a classic conflict between the freedom of the church to pursue its religion and the right of government to regulate use of land in a fair and proper manner," Humphreys said. "Although zoning powers have broad sweep, so also does religious freedom. The range of religious conduct is wide — it is not

See SHELTER, Page 8

Tenants are urged to attend meeting

J. 5 10/26/83

All Hoboken tenants are being urged to attend a community meeting tomorrow night to discuss the new controversial rent control amendments with two of the city's councilmen.

Both Councilman Robert Ranieri and Patrick Pasculli will attend the meeting at 7:30 p.m. in the senior citizens center of St. Matthew's-Trinity Lutheran Church, Eighth and Washington Streets.

The amendments proposed by Ranieri are to stop abuses under the code's substantial rehabilitation clause. The clause exempts landlords from rent control if they complete renovations equal to 100 percent the assessed valuation of the building.

Although tomorrow's meeting had been scheduled in August, it has come about in perfect time to tie in with the controversy. Tenants and landlords have been organizing and tomorrow's meeting should be well attended.

Representatives from the tenant groups Por La Gente, Hoboken Organization of Tenants, and the Alliance of Tenant Organizations are also expected to attend.

Iacono backs Bozzone for executive

Funds to Hoboken Housing Authority

HR 10/26/83

The U.S. Department of Housing and Urban Development has approved seven projects in Hudson County under the Comprehensive Improvement Assistance Program, including $13.4 million in funds for the Hoboken Housing Authority.

Sen. Frank Lautenberg, a member of the Senate Subcommittee on Housing and Urban Affairs, said: "This housing program, which is used to make capital improvements on low-income, public housing projects, is a critical component for public housing modernization. I believe these latest approvals will go a long way toward that goal." □

New civic group forming

SJ 10/26/83

A new Hoboken citizens group is being formed to encourage participation in city-wide issues.

The Hoboken Neighborhood Alliance, will do research and provide information to the community on such areas as taxes, landlord and tenant rights, the waterfront, a neighborhood development, employment opportunities, education, neighborhood safety, environmental protection, and the progress of the city as a whole, according to one of its founders, former Council candidate Angelo Valente.

The first issue to be taken up will be taxes. Their first meeting, which is open to the public, will be held tomorrow at 7:30 p.m. at All Saints Episcopal Church, 702 Washington Street.

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Continued from Page 1

defined only as worship."

Hoboken was exerting its zoning power unreasonably; to force the shelter's occupants onto the street "would be a travesty of justice," he said.

The shelter now houses 35 people. Humphreys gave the coalition two weeks to place the extra 15 in other homes. Coalition leader the Rev. Geoffrey Curtiss said the time limit presents no problem.

The permissible number of occupants had been the major safety issue separating the two parties. With Humphreys' limit of 20, negotiations on what standards the church should meet will be much easier, Assistant City Attorney Thomas P. Calligy said.

The coalition admits the shelter, in the basement of the church at 30 Bloomfield St., has failed to meet municipal and state safety standards. The coalition had pledged to meet the safety requirements but was denied the necessary construction permits to do so — the city wanted the zoning dispute resolved first.

The coalition last week was cited for 20 alleged violations at the shelter.

"The (temporary) order is as permanent as permanent can be," Calligy said. The remaining safety issues should be resolved outside of court, he said.

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Cappiello supports rent control changes

By James Kopchains

Although Hoboken Mayor Steve Cappiello still supports the controversial rent control amendments, he would rather stay removed from the issue.

In discussing the amendments yesterday, Cappiello said he supported them, but took no active part in creating them nor is he working on either side to see them approved or defeated by the city council.

"If you're asking me if I support the amendment, I'd have to say 'yes'. But if you're asking me did I write the ordinance: No, I did not write it," Cappiello said.

"I will support it as long as it does not affect development in this city, which it doesn't."

The amendments, which have been proposed by Councilman Robert Ranieri, would close a clause in the city rent code that allows landlords to perform substantial rehabilitations worth the assessed price of their properties and effectively take their buildings off rent control for 13 months.

Landlords have said the bill unfairly destroys all incentive for building rehabilitation in the city, while tenant groups have supported it wholeheartedly.

When he introduced it, Ranieri said he had the support of Cappiello.

Ranieri said yesterday that he took the mayor's comments as full support for his amendments.

"The mayor is the chief administrator for the city. He does not write the laws. So long as he agrees to sign them if passed and carry them out is enough for me," Ranieri said.

Over 150 persons jammed council chambers last week during a public hearing on the amendments. A larger number is expected to turn out at the next public hearing on Nov. 2 at the city's high school.

"We have to be fair to both sides," Cappiello said. Choosing his words carefully yesterday, he proceeded to say that abuses caused by a small group of greedy landlords in the city had caused the situation in the first place and required the amendments in the first place.

Plan board to consider $6.5 million apartment

By James Kopchains

The Hoboken Planning Board Thursday will review plans for a nine-story, $6.5 million 112-unit apartment house on First Street in the city.

At the same meeting, a traffic plan will be presented by developers of the Lincoln Harbor waterfront development. The meeting will start at 7 p.m. in the council chambers at City Hall.

The First Street proposal, which has been developed by the Jefferson Trust Renaissance Associates, will be the first residential housing built in the city without subsidies or tax abatements in over 10 years, according to Business Administrator Edwin Chius, a member of the planning board.

Located on First Street between Willow Avenue and Clinton Street, the apartments would be next to the former Jefferson Trust Bank building, also on First Street.

See APARTMENT — Page 22.

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Apartment

Continued from Page 1

A public hearing on the proposal was held last month, Chius said, and drew no unfavorable comments.

The board's site plan committee met on Oct. 12 to discuss two troubling aspects of the plan. One such is the amount of floor area ratio of the building. In its present plan, the building's size would take up to 98 percent of the lot area size, according to Ralph Seligman, consultant to the board, which is above the area allowed under city zoning.

Also of concern is the number of parking spaces that will be provided in the plan. So far, only 56 parking spaces will be available to tenants, or one for every two units. The city requires one space for every unit of new construction.

Class reunion

Jefferson [illegible] tax
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See APARTMENT — Page 22.

...to hold out until age 65.

Second hearing slated on Hoboken rent laws

By Rick Tosches

A series of "refinements" to amendments to Hoboken's rent laws were added last night, forcing the City Council to schedule a second public hearing on the matter Nov. 2 at 7:30 p.m.

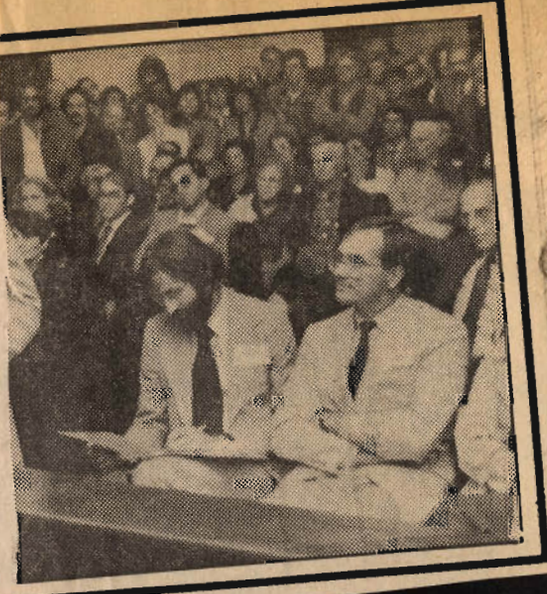
The hearing will be held at Hoboken High School upon the request of Councilman Thomas Vezzetti after an overflow crowd assembled last night at City Hall. During the hearing, many residents were forced to stand outside the council chambers because of the standing-room-only crowd.

According to Councilman ...

"What is in the interests of all the landlords is a return on their investment, and not the people of Hoboken," said another resident. "This is a community of tenants and they are the community. Once the people are gone, the community is gone."

"They're being driven out by landlords who are driving the rents up so high they may force the tenants out. The landlords are responsible for this."

"I think tenants should be required to pay for repairs," said one tenant, native of Hoboken. "What good is this go-



Oct 29-1983

Housing grant awarded

Hoboken has been awarded a $315,000 UDAG grant for the construction of the Caparra Homes by Caparra Homes Inc., in the city's southwest area. According to Conrad Vuoccolo, a spokesman for Rep. Frank Guarini, who announced the grant, private investors are now required to match $1 million in funds through a mortgage loan from the First National Bank. Caparra has proposed to build 20 two-family units to be owned by moderate-income families who will be required to rent one floor in each unit to low-income families, Vuocolo said. These low-income families, he added, will receive Section 8 housing assistance. Guarini added that recent accusations about Hoboken's chasing its poor citizens from the city can be negated by this section.

Injury suit settled

A $120,000 settlement, to be paid in installments over a 15-year period, has been accepted by Angelina Perrone, a Union City parking violations officer, in her civil suit alleging she was struck by an auto operated by the defendant, Maria Gonzalez, also of Union City. The plaintiff, whose lawyer, Ralph Lamparello, claimed she suffered severe in-

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...y Human Ser-...ncil is recom-...18 in federal ...shelter and food for the area's homeless be awarded to 11 non-profit groups, County Executive Edward F. Clark Jr. said yesterday.

The funds, which are coming from the county's allocation of the federal jobs bill, will not be formally awarded until officials review the groups' programs to ensure they are not violating municipal building and fire codes and that all food-dispensing programs have required certificates, Clark said.

Clark said the 11 groups first submitted proposals for their programs that had a total cost of $298,560. The Advisory Committee

...to hold out until age 65.

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The hearing will be held at Hoboken High School upon the request of Councilman Thomas Vezzetti after an overflow crowd assembled last night at City Hall. During the hearing, many residents were forced to stand outside the council chambers because of the standing-room-only crowd.

According to Councilman Robert Ranieri, the "refinements" he introduced are needed to clarify and strengthen the laws, but the "thrust is still the same."

One "refinement" automatically kills the amendments on April 30 if the council doesn't renew them.

"This is a show of good faith and to be uesd as a safety valve," Ranieri said.

Another refinement removes the exemption for "substantial rehabilitation."

Individual dwelling units on which more than $20,000 is expended for capital improvements shall be considered substantial rehabilitation.

Also, expenses incurred by landlords to correct housing violations cannot be charged to the tenants, Ranieri said.

Meanwhile, during the public hearing, many residents voiced opinions on the amendments.

"I'm spending too much money on my building," said Sanford Weiss, owner of a building in Hoboken, who was told by the state he must gut the building. "But the ordinance wouldn't allow me to make enough on rents and to make a profit."

"This ordinance says to the landlords to just maintain your building at a minimum level," said Robert O'Toole. "This is a demotivator rather than a motivator."

"Suppose the state tells me I need new windows and fire escapes," said one landlord. "After I fix the violations, I can't pass the expense on to the tenants? How can I maintain the property? Where do I get the money to pay for it?"

The amendments, according to David Branoff, have several problems. "It encourages cooperative housing here in Hoboken like in New York City. This will be a condo city and will discourage improvements to property and I'm opposed to it."

"What is in the interests of all the landlords is a return on their investment, and not the people of Hoboken," said another resident. "This is a community of tenants and they are the community. Once the people are gone, the community is gone."

"They're being driven out by landlords who are driving the rents up so high they may force the tenants out. The landlords are responsible for this."

"I think tenants should be required to pay for repairs," said one tenant, native of Hoboken. "What good is this going to be if we, the Hoboken residents, aren't here to enjoy this?"

"Once the rents increase, the tenants can't live here anymore," said a resident. "The landlord's incentive is so great, he sees dollar signs and his incentive is to care only about the money. The tenant is only as good as long as he pays the money. This is not a question of making a profit, but a question of making a killing."

"How do you expect the landlords to repair mandatory violations and get back their investments?" asked Pete Fioretti, a Hoboken homeowner. "We fix to better the life of tenants by spending $15,000 and you're (the council) telling me I can't ask for increased rents?"

Ranieri said, "a tenant has the inherent right to a violation-free apartment."

"The average rent in Hoboken is about $195, not $500 or $600," said Hugh Hothem, a spokesman for landlords in the city. "The average rent should be $300 and it is not. We totally oppose the proposal."

A suggestion was made by Councilman Thomas Kennedy, who requested the council get an attorney, to inspect the ordinance and "see what's wrong and right with it."

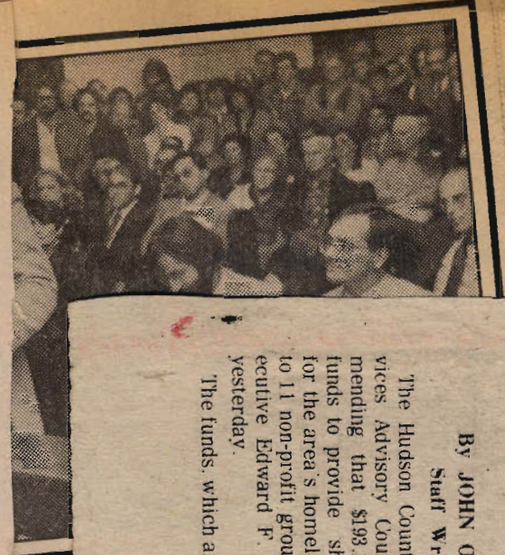
"He should show us where this is going to fail and where this will succeed," he added.

There were numerous outbursts of tempers during the three-hour hearing.

Members from Hoboken tenant groups held signs which read: "Justice for the poor people." Others sat with stickers on their jackets which read "no."

Vezzetti said of the overcrowded council chambers: "This is ridiculous. There are too many outbursts from the hall."

He said by holding the next hearing in Hoboken High School, all those wishing to attend could be gathered in one room.



11 groups being considered

Clark: $193,118 set for homeless

By JOHN O'NEIL
Staff Writer

The Hudson County Human Services Advisory Council is recommending that $193,118 in federal funds to provide shelter and food for the area's homeless be awarded to 11 non-profit groups, County Executive Edward F. Clark Jr. said yesterday.

The funds, which are coming from the county's allocation of the federal [illegible] bill, will not be formally awarded until officials review the groups' programs to ensure they are not violating municipal building and fire codes and that all food-dispensing programs have required certificates, Clark said.

Clark said the 11 groups first submitted proposals for their programs that had a total cost of $298,560. The Advisory Committee cut down the programs to meet the amount of federal funds allocated by the state for Hudson County.

The largest recipient of the funds would be the Hudson County Chapter of the American Red Cross, which would receive $85,000.

Clark said the other recipients would be the North Hudson Community Action Corp., $35,000; St. John's Lutheran Church in Union City, $23,000; the Hoboken Clergy Coalition, $22,500; Let's Celebrate, a Jersey City-based food pantry, $17,256; a group named CAUSE, $10,000; the International Rescue Committee, $8,000; the North Hudson chapter of the American Red Cross, $8,000; the Five Corners Sharing Place $2,500; the Bayonne Child Abuse Prevention Center, $2,000; and the William Oakley Community Outreach, $1,000.

JJ 10/20/83

No decision



Gregory Millman addresses the Hoboken City Council during last night's rent law hearing before a standing room only crowd at City Hall. "Refinements" to proposed amendments left the controversial issue unresolved and a second hearing will be held Nov. 2. (Story on Page 32.)

Photo by Jeff Huntley

Oct 09-1983

Housing grant awarded

Hoboken has been awarded a $315,000 UDAG grant for the construction of the Caparra Homes by Caparra Homes Inc., in the city's southwest area. According to Conrad Vuoccolo, a spokesman for Rep. Frank Guarini, who announced the grant, private investors are now required to match $1 million in funds through a mortgage loan from the First National Bank. Caparra has proposed to build 20 two-family units to be owned by moderate-income families who will be required to rent one floor in each unit to low-income families, Vuocolo said. These low-income families, he added, will receive Section 8 housing assistance. Guarini added that recent accusations about Hoboken's chasing its poor citizens from the city can be negated by this section.

Injury suit settled

A $120,000 settlement, to be paid in installments over a 15-year period, has been accepted by Angelina Perrone, a Union City parking violations officer, in her civil suit alleging she was struck by an auto operated by the defendant, Maria Gonzalez, also of Union City. The plaintiff, whose lawyer, Ralph Lamparello, claimed she suffered severe in-

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Rent change fuels Ho

By James Kopchains

Tomorrow's public hearing on changing Hoboken's rent laws may be turning into a sounding board for the growing resent-

Instead, they claim the amendments will unfairly victimize most property owners in the city and will stem the fast-growing real estate market in the city. In return, tenant

opposition against what they have termed the "Jiffy Bill."

The league and other homeowners are expected to be represented in large numbers at

EDITORIAL

Hob. Reporter 10/26/83

Guest Editorial

The proposed amendment to Hoboken's Rent Control Ordinance, if passed, would hurt the people it is designed to protect--and everyone else who resides in the city.

It is a frivolously conceived and carelessly drafted document. Its adoption would make Hoboken unappealing for anyone wishing to purchase property, impossible for an owner who wishes to maintain or upgrade rental property, unattractive for banks to provide financing and, ultimately, undesirable to live in. There are severe problems with this proposed amendment, both legal and practical.

First, current standard law and Internal Revenue Service regulations define capital improvements--that is, improvements that are not simply maintenance or repair--as those which have a useful life of one year or longer. The proposed amendment would alter the definition to five years.

What about an improvement that has a life of more than one but less than five years? This hazy area means that the or it might not. Who would risk installing a new kitchen for a tenant under those circumstances? And who it is that must continue to live with an inconvenient and outmoded kitchen?

The impact of the provisions regarding substantial rehabilitation could be far more devastating for tenants than the prospect of living with an outmoded kitchen. If a property owner has an old building in which there are serious violations, and if he cannot be assured of compensation for correcting them, he may simply walk away from the property.

Look at the South Bronx, at Newark, at parts of Brooklyn. Violations do not correct themselves, and if the landlord is unable or unwilling to shoulder the entire financial burden, a building full or violations may become first neglected, then abandoned. Who suffers more than the tenants?

Dozens of contractors, tradesmen and small business owners will be hurt as well. What will happen to Hoboken's plumbers, electricians, carpenters, masons and painters—both the contractors and the scores of people who work for them? What will become of the hardware stores, the

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What about an improvement that has a life of more than one but less than five years? This hazy area means that the amendment, so hastily drawn up, probably would not stand up in court. Why should *any amendment* be passed only to be struck down?

Second, the proposed amendment only applies to capital improvements exceeding 100 percent of the current assessed valuation, adjusting to 100 percent of the true value using a state-mandated formula. This provision would be obsolete practically before the ink is dry, since the new assessments, which are required to be 100 percent of the true value, are expected to be released in about three months.

Furthermore, the proposed regulation for such substantial rehabilitation would prevent an owner from figuring finance charges into his costs. It is no secret that interest rates are still high--to anyone, evidently, but the drafters of this amendment who seem to think that financing is free.

Finally, another feature of the proposal would deny increases for an improvement that corrects a housing violation. A capital improvement is either a capital improvement or it isn't, regardless of whether it corrects a violation.

What does this mean for tenants? In its simplest terms, it means tenants will be forced to put up with what they've got--as long as it marginally "works," no matter how they prefer to live and no matter what the landlord is willing to do for them.

Suppose, for instance, that an owner wishes to upgrade a worn-out kitchen for a tenant. The landlord would have to apply to the Rent Board for a surcharge to cover the investment.

The board, which has a history of capricious and inconsistent decisions, might approve the landlord's application--or it might not. Who would risk installing a new kitchen for a tenant under those circumstances? And who it is that must continue to live with an inconvenient and outmoded kitchen?

The impact of the provisions regarding substantial rehabilitation could be far more devastating for tenants than the prospect of living with an outmoded kitchen. If a property owner has an old building in which there are serious violations, and if he cannot be assured of compensation for correcting them, he may simply walk away from the property.

Look at the South Bronx, at Newark, at parts of Brooklyn. Violations do not correct themselves, and if the landlord is unable or unwilling to shoulder the entire financial burden, a building full or violations may become first neglected, then abandoned. Who suffers more than the tenants?

Dozens of contractors, tradesmen and small business owners will be hurt as well. What will happen to Hoboken's plumbers, electricians, carpenters, masons and painters—both the contractors and the scores of people who work for them? What will become of the hardware stores, the wholesalers of building, plumbing and electrical supplies, the garages that keep a fleet of service trucks operating? There is no end to the ripple effect that could be caused by legislation which inhibits or halts the rehabilitation and repair of Hoboken's housing stock.

A building that decays can be the start of an epidemic striking a block, a neighborhood, an entire city. Banks which are delighted to lend mortgage and improvement money in a stable city or one on the upswing suddenly have no funds available for an area that has become blighted.

That means that without available financing, the current healthy market will dry up. Buildings--multiple dwellings and single family homes alike--will decrease in value. Hoboken will again be red-lined.

Long-time residents remember what it was like 15 years ago, when you could barely give away a house in this town. How many dreams of retiring with a nest egg derived from higher property values will vanish if Hoboken is red-lined because it is not worth owning property in? Do we want that again?

The League of Hoboken Homeowners does not. Tenants should not. No clear-thinking citizen should want a return to city policy that breeds slums, spreads decay and kills the community in which we live.

Signed,
Hugh Hothem and the
League of Hoboken Homeowners

(Next week's guest editorial will present the tenants' side of the Rent Control issue.)

Rent change fuels Hoboken hard feelings

By James Kopchains

Tomorrow's public hearing on changing Hoboken's rent laws may be turning into a sounding board for the growing resentment between landlords and tenants.

On paper, the hearing before the city council concerns only an amendment devised to stop total rent control exemptions granted to landlords who have performed substantial rehabilitation on their properties.

However both landlord and tenants groups have designated the amendment as a major battleground on rent control reform in Hoboken.

Landlord groups, most notably the League of Hoboken Homeowners, stand opposed to the amendments, saying the intent of the changes go far beyond simply closing the substan- exemption.

Instead, they claim the amendments will unfairly victimize most property owners in the city and will stem the fast-growing real estate market in the city. In return, tenant leaders support the bill, explaining it stops unscrupulous landlords from exploiting the clause and subjecting their tenants to unreasonable rent increases.

Meanwhile, a Hoboken business group, the Hoboken Industry and Business Association, has called for tabling the amendment until all interests can be heard on the question.

About 100 property owners attended a meeting last week of the homeowners league to plan ways of expressing their opposition to the amendments, which have been proposed by Councilman Robert Ranieri. Yesterday, the league distributed an eight-page leaflet trying to rally opposition against what they have termed the "Jiffy Bill."

The league and other homeowners are expected to be represented in large numbers at the hearing, which begins at 7 p.m. in the council chambers in City Hall.

Meanwhile, Ranieri said yesterday he has been hearing from tenants supporting the amendment who said they will be there tomorrow night. Tenant leaders have been attending recent meetings of the council to express their support for the amendments and will most likely attend tomorrow's meeting.

At present, the city's rent control ordinance allows homeowners who have completed renovations equal to their building's assessed value to take their property off rent control for 13 months to allow them to earn back the money they have invested.

Ranieri's amendment, which follows along the lines of suggestions made by the city's rent leveling board in August, would allow landlords to increase rents to earn back the money invested over a five-year period, if the building is vacant, or over 10 years if it is occupied.

Despite the hearing, it is doubtful the council will vote on the amendments tomorrow. Ranieri has wanted to put in a series of "refinements" to the amendment needed to clarify and strengthen it. Most notable of the refinements is a 6-month self-destruct clause that will automatically kill the amendments on April 30 should the council choose not to renew it.

The self-destruct clause is an "act of good faith," according to Ranieri, to force the council into serious action on fair rent control reform in the city.

However, tenants have repeatedly complained that many property owners have exploited this by doing only cosmetic work to their buildings just barely above the assessed value or have inflated their renovations costs to claim rent control exemptions.

"What I am trying to do is defuse a potentially dangerous situation by closing a loophole," Ranieri said yesterday. Ranieri said he saw rents and property values rising without controls in the city almost like stocks rose in the months before the crash of the stock market in 1929.

Like the market, Ranieri said that if no controls were placed on the situation, property values could fall drastically in the months ahead.

Landlords, though, believe that Ranieri's amendment goes too far in regulating property. Instead of just closing the clause, the amendment also gives too much leeway to the city's Rent Control board in determining what a capital improvement is and penalizes the landlord who receives a housing violation because of changes in the city's housing code by forbidding the cost of fixing such a violation to be entered as an improvement.

Ranieri said he believed the landlord objections were only being presented by a small group of homeowners. "I've asked 16 landlords who've questioned the amendment to apply pro forma formulations on their properties to see if they will be hurt by it," he said. "Only three have done so and they found it wouldn't hurt them. And I'm going to get the other 13, too."

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Election '83

Urges tenants' tax break

Tenantsswhould be allowed to deduct that portion of their rent that covers real estate tax on the percentage of the area they occupy in the premises, urged Joseph Plonski, Republican candidate for state senate in the 32nd District.

Residential condominium owners pay real estate taxes on that basis, he noted. They can deduct the tax they pay on their federal income tax returns.

"The landlord of rental property now deducts the total real estate tax on his property," continued Plonski. "However, in reality, it is the tenant who pays this tax as part of his rent. The tenant should be allowed this pass-through privilege."

He said he would propose legislation requiring landlords to tell residential tenants how much real estate tax is paid on the property and how much of it is included in the rent.

Building renovation no joy for tenant

By James Kopchains

To John Henning and his family, it's just the latest in a series of situations that they and the other tenants at 921 Willow Ave. in Hoboken have had to go through.

To John Dunlay, one of the managers for the building, it was just a series of coincidences

Dunley is scheduled to meet this morning with city Construction Code Official Alfred Arezzo on the repairs going on the building. The building, is being renovated under the city's substantial rehabilitation requirements.

Henning maintains the work has been sloppily done and

did should have been repaired immediately on Monday.

However, Dunlay said he and an electrician had inspected the building on Monday and found they could not proceed because there was still too much moisture.

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Election '83

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To John Dunlay, one of the managers for the building, it was just a series of coincidences that have been resolved.

Both men are referring to the serious water pipe break on the top floor of the building on Sunday night and travelled throughout the building causing a shutdown in electricity and water until yesterday.

All electricity was reported back in service for the four tenants still living in the 10-unit apartment house, according to Dunlay, who represents the managing firm of Berkeley Associates of East Rutherford.

Dunley is scheduled to meet this morning with city Construction Code Official Alfred Arezzo on the repairs going on the building. The building, is being renovated under the city's substantial rehabilitation requirements.

Henning maintains the work has been sloppily done and with no concern for the well-being of the tenants still living in the building.

He pointed out yesterday that workmen left vacant apartments unlocked and knocked down walls without any attempts to properly remove materials from the apartments they have been working on.

The accident on Sunday, which forced the fire department to shut off all electricity and water, should not have happened, Henning said and when it did should have been repaired immediately on Monday.

However, Dunlay said he and an electrician had inspected the building on Monday and found they could not proceed because there was still too much moisture.

He said the electrician also needed permission from Arezzo's office, which was slow in coming.

Henning said he and his wife and three children have spent the past several days alternating between the house and their parents' houses. Henning, 32, who is employed as a custodian, said he has already turned down offers of as much as $3,000 to vacate the building, because he said he could not find any accommodations that he could afford.

"Sure, I could find an apartment, but I'd have to start paying $700 a month rent to live in this town," Henning said. He now pays $180 a month.

Dunlay said the workers have been working around the tenants living there and are trying to keep the premises secure. He said the doors to the apartments were open this week because of inspections done by Arezzo's office following Sunday's accident.

WNY plans

Cappiello challer to fund homeless

THURS - 24

By James Kopchains

Hoboken Mayor Steve Cappiello yesterday denied that city officials have been "senseless" in opposing the creation of a homeless adult shelter by a church group in the city.

The mayor was responding to a description used by Gov. Thomas Kean for several cities in the state, Hoboken included, that have been seeking to close the shelters because of health or safety violations.

"I dispute that, we are not being senseless," Cappiello said. "We are concerned, however, that the shelter is taking people from outside Hoboken.

"We do not want to have a shelter set up to serve the rest of the state and New York City. If Kean wants the shelters then let him send us more money."

Kean made his comments on Monday when he released details of a $500,000 pilot program for
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government bonding and private sources. Jackson said local developers would be asked to help support the project.

Most, if not all, the $1.5 million needed to operate the facility each year is "already in place," Lecowitch said. Hopefully, he said, there will be "no new cost to the taxpayers," while at worst it would cost Jersey City about $150,000 a year more than it now pays for services to the homeless.

Even that, he said, could be made up through contributions from private sources.

The facility would have 100 regular hotel rooms and 100 "flex" rooms which could be expanded to accommodate larger families. It would also have a cafeteria and banquet hall suitable for rental by private groups, with the income used to operate the facility.

Lecowitch said there is also the possibility of renting unused rooms to the public. He said there have been some preliminary discussions with trucking firms about renting rooms for their drivers who are between trips.

Lecowitch said the plan may seem extravagant to some, but it actually has the concerns of the taxpayer in mind.

He said a centralized facility for the homeless would eventually save money by cutting overlapping services and allow the homeless to stay someplace where their dignity would be respected while still avoiding conflicts with residential neighborhoods.

Lecowitch expresssed confidence that all municipalities and county government would join in the project because it benefits all of them.

He said its use would be limited to Hudson County residents, insofar as possible to ascertain where the people using the facility come from. He said the screening process when persons seek admittance should eliminate the problem of people coming from other counties to use the facility.

Jackson said the committee decided a new structure is the best option after examing about 50 existing buildings. He said it would cost more than $3.5 million to upgrade or convert them.

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... Beirut International Airport

Cappiello challenges Kean to fund homeless shelter

THURS - 24 Oct 10/83

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"I dispute that, we are not being senseless," Cappiello said. "We are concerned, however, that the shelter is taking people from outside Hoboken.

"We do not want to have a shelter set up to serve the rest of the state and New York City. If Kean wants the shelters then let him send us more money."

Kean made his comments on Monday when he released details of a $500,000 pilot program for homeless aid that he will ask the state legislature to approved.

Attorneys for Hoboken and the Hoboken Clergy Coalition are scheduled to appear in Superior Court this afternoon on a formal hearing on whether the shelter should be closed because of fire and health violations uncovered during a city inspection.

Under Kean's program, the shelter, along with other shelters in the county would receive funding meet city and state requirements.

The Kean proposal is scheduled to come up before a special legislative hearing on Nov. 14 before the state Assembly's Housing and Urban Policy Committee.

Meanwhile, Salvation Army officials in Union City said they are not running a shelter in the city at this time as was reported in The Jersey Journal on Tuesday.

'Hotel' proposed for Hudson's homeless

By Peter Weiss

A two-story, $3.5 million hotel-type facility to house Hudson County's homeless has been proposed by a Jersey City task force.

Dubbed, for now, "Charity Hotel," it would provide accommodations for up to 500 persons and could be used for conventional room rentals and other functions to raise revenues for its operation.

It would cost about $1.5 million a year to operate, according to Joseph Lecowitch, director of the Hudson County chapter of the Red Cross and a task force member.

It would be under the jurisdiction of a non-profit board comprised of representatives of government, business and civic organizations, and would offer a wide range of social services to the people who are housed there.

Persons with resources will be asked to pay for the rooms, Lecowitch said.

He said it was difficult to determine the number of homeless there are in a given year because there is no centralized source of information, but said that on Tuesday night shelter was provided for 135 homeless persons.

City Council President Bobby Jackson, chairman of the task force, estimated there were more than 1,000 homeless in Jersey City last year.

Jackson said several sites are being considered for the facility. He emphasized it would not be in a residential area, and not necessarily in Jersey City.

Plans for the facility were disclosed at a press conference yesterday in the Jersey City municipal building.

Jackson said he will now schedule meetings with officials of county government and other municipalities to elicit their support for the project. He said it could open within two years.

Meanwhile, Lecowitch said local government and social agencies willl continue to provide conventional hotel accommodations for the homeless. He said some 600 beds are available throughout the county for that purpose.

Financing for the new facility could come in several ways, he said. These include state and federal grants, local government bonding and private sources. Jackson said local developers would be asked to help support the project.

Most, if not all, the $1.5 million needed to operate the facility each year is "already in place," Lecowitch said. Hopefully, he said, there will be "no new cost to the taxpayers," while at worst it would cost Jersey City about $150,000 a year more than it now pays for services to the homeless.

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THE JERSEY JOURNAL, SATURDAY, OCTOBER 2

Action on shelter defended

By James Kopchains

Hoboken Construction Code Official Alfred Arezzo has taken exception to remarks by the code official in Union City that he followed state codes too strictly in ordering a homeless shelter in the city closed on Thursday.

In a published report yesterday, a Union City building inspector criticized Arezzo and his office's inspection of the shelter, run by the Hoboken Clergy Coalition at St. John's Lutheran Church, 300 Bloomfield St., saying that Arezzo was "really going by the book" and that his staff was "nitpicking" in search of violations to close the shelter.

"If he's saying we're going by the book, then that's why the book is given to us in the first place," Arezzo said. "If Mr. Rossi's office chooses not to go by the code in his own city that's his privilege. But he sh ouldn't be telling us in Hoboken what to do."

Arezzo ordered the building vacated on Thursday after receiving inspection reports from three other city inspectors besides himself and a state building inspector who toured the building on Tuesday.

Arezzo said the final report listed "nearly five pages" of violations, but he based his decision on two reasons: that no one from the coalition obtained the necessary permits from his office before opening the church basement for overnight accommodations, w violated the codes; and a fir Fire Captain found the site's of hazardous m

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THE JERSEY JOURNAL,
WEDNESDAY, OCTOBER 19, 1983 3

Shelter walls fail city test

By James Kopchains

Hoboken construction code official Alfred Arezzo will rule tomorrow on closing an overnight homeless shelter because of building and fire code violations, which officials say need at least $3,000 in renovation.

Arezzo and a team of city and state inspectors yesterday checked the basement of St. John's Lutheran Church, 300 Bloomfield St., where the shelter has been housed by the Hoboken Clergy Coalition. The inspection was agreed upon by attorneys for the city and the coalition last week.

Arezzo said it would take until tomorrow to compile all data and issue a final report. His office has been trying to

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He ordered that pending

Hoboken Municipal Court proceedings be adjourned without date, pending a final determination before him. Judge Humphreys declared there are "serious constitutional issues" which should be determined by the Superior Court.

There is a strong likelihood that the plaintiffs could prevail in a final hearing, he observed. No date was set.

In response to a question from Jorge O. Aviles, who joined

See HOBOKEN — Page 33.

Further rel

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Arezzo said the final report listed "nearly five pages" of violations; but he based his decision on two reasons: that no one from the coalition obtained the necessary permits from his office before opening the church basement for overnight accommodations, which he said violated the state's BOCA codes; and a fire code report by Fire Captain Ray Falco that found the site's walls to be made of hazardous materials.

Although he ordered it closed, the shelter will continue to operate over the weekend until Monday when attorneys for the city and the coalition meet before Judge Burrell Humphreys in Superior Court to discuss the report and obtain a ruling.

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However, the judge said it would be reasonable to limit the number of persons occupying the shelter to 20. He gave the church two weeks' time to limit the occupants to that number, suggesting that any overflow could be placed with private facilities or in other locations. He ordered that pending

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There is a strong likelihood that the plaintiffs could prevail in a final hearing, he observed. No date was set.

In response to a question from Jorge O. Aviles, who joined

See HOBOKEN — Page 33.

THE JERSEY JOURNAL, FRIDAY,

Court bars Hoboken from closing shelter

By John J. Farrell Jr.

The operators of a shelter for the homeless at St. John's Lutheran Church in Hoboken have won a temporary court victory over city officials who have been trying to close the facility.

Superior Court Judge Burrell Ives Humphreys used a preliminary injunction yesterday preventing the closing of the shelter for alleged violations of housing and safety code regulations.

Judge Humphreys said the shelter's attorney made a "strong case" for the homeless by arguing that the traditional right of sanctuary takes precedence over city regulations.

The judge said the case involves a "classic confrontation" between First Amendment religious freedom and the right of government to regulate. Failure to issue the temporary restraint against the city, he continued, could result in irreparable harm to the homeless who would be forced out to the street.

The church feeds between 20 and 50 people daily while sheltering 40 overnight, according to testimony.

However, the judge said it would be reasonable to limit the number of persons occupying the shelter to 20. He gave the church two weeks' time to limit the occupants to that number, suggesting that any overflow could be placed with private facilities or in other locations.

He ordered that pending Hoboken Municipal Court proceedings be adjourned without date, pending a final determination before him. Judge Humphreys declared there are "serious constitutional issues" which should be determined by the Superior Court.

There is a strong likelihood that the plaintiffs could prevail in a final hearing, he observed. No date was set.

In response to a question from Jorge O. Aviles, who joined

See HOBOKEN — Page 33.

day, a Union City building inspector criticized Arezzo and his office's inspection of the shelter, run by the Hoboken Clergy by the code in his own city that's his privilege. But he sh ouldn't be telling us in Hoboken what to do."

from the coalition obtained the necessary permits from his office before opening the church basement for overnight accom-

before Ju[illegible]rrell Humphreys in Superior Court to discuss the report and obtain a ruling.

Shelter walls fail city test

By James Kopchains

Hoboken construction code official Alfred Arezzo will rule tomorrow on closing an overnight homeless shelter because o building and fire code violations, which of ficials say need at least $3,000 in renova tion.

Arezzo and a team of city and state in spectors yesterday checked the basemen of St. John's Lutheran Church, 300 Bloom field St., where the shelter has been housed by the Hoboken Clergy Coalition. The in spection was agreed upon by attorneys for the city and the coalition last week.

Arezzo said it would take unti tomorrow to compile all data and issue final report. His office has been trying t

Hoboken cannot shut shelter down

Continued from Page 1

with Margaret Welch in representing the church, backed by the Hoboken Clergy Coalition, the judge said there are no restraints against making arrangements with the city for plumbing permits and similar items.

Thomas Calligy, council for Hoboken, who had argued the church shelter violated zoning, health and safety regulations, explained there would be no need of a further court order if the church files the necessary applications for such permits.

The Rev. Triffel L. Felske, the pastor, who expressed elation with the ruling, had submitted an affidavit saying the church served Hoboken's people since 1891 and that the temporary emergency shelter was set up "in accordance with the religious beliefs" of the church and coalition.

A large number of ministers, rabbis, priests and nuns attended yesterday's court session, listening to the judge read portions of the pastor's affidavit that the right of sanctuary for the poor and helpless is in accordance with the Judeo-Christian tradition, from the days of Moses to the New Testament. One part of the affidavit state that religion does not consist merely of worship, but in serving those less fortunate.

Fumes fell three at Seatrain

Two workmen and an emergency medical technician were overcome by fumes at the Seatrain pier in Weehawken yesterday afternoon, police said.

The workers, Gary Digiasi, 27, of Jersey City, and John Heckleman, 37, of Marlboro, and Weehawken EMT Frank Costanzo, 32, were treated in St. Mary Hospital.

Police said the workmen were dismantling the cranes on the pier when one of the men fell down a shaft, but an EMT spokesman said the workmen were painting when they were overcome by fumes.

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Arezzo ordered the building vacated on Thursday after receiving inspection reports from three other city inspectors besides himself and a state building inspector who toured the building on Tuesday.

Arezzo said the final report listed "nearly five pages" of violations, but he based his decision on two reasons: that no one from the coalition obtained the necessary permits from his office before opening the church basement for overnight accommodations, w
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By James Kopchains

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Arezzo and a team of city and state inspectors yesterday checked the basement of St. John's Lutheran Church, 300 Bloomfield St., where the shelter has been housed by the Hoboken Clergy Coalition. The inspection was agreed upon by attorneys for the city and the coalition last week.

Arezzo said it would take until tomorrow to compile all data and issue a final report. His office has been trying to close the shelter, which serves 30 adults each night, because it reportedly violates the zoning requirements.

Besides Arezzo, the other inspectors taking part yesterday were Capt. Ray Falco, fire inspector; Paul Marzocca, electrical inspector; and Michael Martinelli, plumbing inspector, and Gerald Rienzi, state building code.

Also present were George Aviles and Sister Margaret Welch, attorneys for the shelter; the Rev. Triffel Felske, pastor of St. John's and the Rev. William Beatty, pastor of Mt. Olive Baptist Church.

Arezzo and Falco found fault with materials used for walls and partitions in the basement. According to Falco, the materials seemed to be either fiberboard or plywood and not sheetrock.

"This material will not only not stop a fire, but it will actually let it build faster," Falco said.

Falco told Fesike that either the walls and doors would have to be replaced or a sprinkler system istalled. He estimated that the sprinklers would cost $3,000 and the wall replacement about the same.

Besides the walls and sprinklers, the inspectors also warned coalition members about wiring in the church's boiler room, and the need for more smoke and heat detectors.

The inspections were ordered in Superior Court to determine whether the site posed a hazard to those seeking shelter there. The court still has to rule on Arezzo's contention that the shelter in violates the city's zoning code. Coalition members have argued the shelter is part of church worship

and therefore is properly zoned at the site.

Ironically, Arezzo told Felske that even if major repairs are needed to correct violations in the basement, his office will not be able to grant the church a building permit for the work until the question of its zoning is resolved.

Shelter for needy planned

By Earl Morgan

Jersey City Council President Bobby Jackson, who chairs the Hudson County Task Force on the Homeless, confirmed yesterday that the agency is considering the construction of a multi-million-dollar facility to house the needy.

While the task force is holding a press conference at Jersey City City Hall today to detail its plans, Jackson did say there are proposals to provide shelter for 60 homeless people in the Jersey City Mayflower Hotel during the winter months.

"We may go to bonding or find the funds some other way to build the facility," Jackson said "and we hope to make it a profit-making venture."

Jackson said the facility could be located on Route 440 or some other area removed from residential areas and could be run by non-profit agencies in the county.

"The facility could have a cafeteria and playgrounds for the children of people displaced by tragedies such as fires," Jackson said.

The council president also said that rooms that are not being used could be rented to the general public to raise revenues to operate and maintain the shelter.

"We looked at a number of buildings in the city," Jackson continued, "But it would take so much money to rehabilitate them, it just wouldn't be worth it."

Jackson said relocating the facility on Route 440 or some other area isolated from neighborhoods would preclude the opposition the task force often encountered when considering a site for a shelter.

"Groups like the Red Cross, United Way and the Urban League, which have experience in running these sorts of programs could best handle the operation of the shelter," Jackson said. "They spend large sums of money providing help for the homeless already."

Tests next week

The Jersey City Medical Center will be offering free screenings for the detection of oral cancer next Wednesday, not today as originally reported, from 9 a.m. to 12 p.m.

Screenings will be held in the dental clinic, located on the seventh floor of the clinic building at 30 Baldwin Ave.



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Hoboken Council sets rent hearings

10/83

By James Kopchains

The Hoboken City Council will schedule a series of special committee meetings to study and reform the city's rent control laws.

At a special meeting yesterday, the council agreed to let the council's administration committee review the rent control ordinances during weekly closed work sessions.

The council chose this method over suggestions by Councilmen Thomas Kennedy and Anthony Romano for the appointment of a special ad hoc committee of representatives from the council, landlord, tenants and banker groups.

The council members urged members of the committee to give as much input as possible to representatives from each of these groups.

The administration committee is chaired by Second Ward Councilman Thomas Vezzetti and includes Council President Helen Macri and Councilman Robert Ranieri. The three will conduct their sessions with another council member present, chosen for each meeting on a rotating basis.

The first meeting is Monday at 7 p.m. in the city clerk's office in City Hall. The meetings will be closed to the public, but will include speakers invited to the session with the approval of Vezzetti. Woodrow Monte, tax appraiser, is schedul the first person to speak committee.

Kennedy had wanted hoc committee as a way the public and the full more involved with the re He has suggested that committee would be mad the three council memb the administrative com

See HOBOKEN — Page

SELF-SERVING - PANIC PRO
IF THE COUNCIL GIVES IN TO HOTHEAD = HE WILL

EDITORIAL

Guest Editorial

The proposed amendment to Hoboken's Rent Control Ordinance, if passed, would hurt the people it is designed to protect--and everyone else who resides in the city.

It is a frivolously conceived and carelessly drafted document. Its adoption would make Hoboken unappealing for anyone wishing to purchase property, impossible for an owner who wishes to maintain or upgrade rental property, unattractive for banks to provide financing and, ultimately, undesirable to live in. There are severe problems with this proposed amendment, both legal and practical.

First, current standard law and Internal Revenue Service regulations define capital improvements--that is, improvements that are not simply maintenance or repair--as those which have a useful life of one year or longer. The proposed amendment would alter the definition to five years.

What about an improvement that has a life of more than one but less than five years? This hazy area means that the amendment, so hastily drawn up, probably would not stand up in court. Why should *any amendment* be passed only to be struck down?

Second, the proposed amendment only applies to capital improvements exceeding 100 percent of the current assessed valuation, adjusting to 100 percent of the true value using a state-mandated formula. This provision would be ob-

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Kennedy had wanted the ad hoc committee as a way to get the public and the full council more involved with the reforms. He has suggested that such a committee would be made up of the three council members of the administrative committee

See HOBOKEN — Page 10.

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...along with the other representatives.

...Steve Block, a member of the city's school board, yesterday spoke in favor of an ad hoc committee. "This issue is too big to be dealt with in the way they (the council) have chosen to do it," he said.

Meanwhile, the Hoboken Environmental Committee has also urged the council to consider naming a review panel on the or-

$5,000 in jewels taken

HCCC loses equipment

...Thieves stole ...

...dance, similar to ...mercy's and Romano's suggestion. According to Helen Manogue, president of the committee, such a panel would include representatives from tenants, landlords, and bankers as well as appraisers, a real estate attorney, an accountant, a housing inspector and the city's rent leveling administrator.

Such a group would be no larger than 19 persons, Mrs. Manogue said.

Yesterday's winners

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SELF-SERVING - PANIC PROPAGANDA 10/26/83

IF THE COUNCIL GIVES IN TO HOTHUM - HE WILL TAKEOVER CITY HALL

EDITORIAL

Guest Editorial

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It is a frivolously conceived and carelessly drafted document. Its adoption would make Hoboken unappealing for anyone wishing to purchase property, impossible for an owner who wishes to maintain or upgrade rental property, unattractive for banks to provide financing and, ultimately, undesirable to live in. There are severe problems with this proposed amendment, both legal and practical.

First, current standard law and Internal Revenue Service regulations define capital improvements--that is, improvements that are not simply maintenance or repair--as those which have a useful life of one year or longer. The proposed amendment would alter the definition to five years.

What about an improvement that has a life of more than one but less than five years? This hazy area means that the amendment, so hastily drawn up, probably would not stand up in court. Why should *any amendment* be passed only to be struck down?

Second, the proposed amendment only applies to capital improvements exceeding 100 percent of the current assessed valuation, adjusting to 100 percent of the true value *using a state-mandated formula. This provision would be obsolete* practically before the ink is dry, since the new assessments, which are required to be 100 percent of the true value, are expected to be released in about three months.

Furthermore, the proposed regulation for such substantial rehabilitation would prevent an owner from figuring finance charges into his costs. It is no secret that interest rates are still high--to anyone, evidently, but the drafters of this amendment who seem to think that financing is free.

Finally, another feature of the proposal would deny increases for an improvement that corrects a housing violation. A capital improvement is either a capital improvement or it isn't, regardless of whether it corrects a violation.

What does this mean for tenants? In its simplest terms, it means tenants will be forced to put up with what they've got--as long as it marginally "works," no matter how they prefer to live and no matter what the landlord is willing to do for them.

Suppose, for instance, that an owner wishes to upgrade a worn-out kitchen for a tenant. The landlord would have to apply to the Rent Board for a surcharge to cover the investment.

The board, which has a history of capricious and inconsistent decisions, might approve the landlord's application--or it might not. Who would risk installing a new kitchen for a tenant under those circumstances? And who it is that must continue to live with an inconvenient and outmoded kitchen?

The impact of the provisions regarding substantial rehabilitation could be far more devastating for tenants than the prospect of living with an outmoded kitchen. If a property owner has an old building in which there are serious violations, and if he cannot be assured of compensation for correcting them, he may simply walk away from the property.

Look at the South Bronx, at Newark, at parts of Brooklyn. Violations do not correct themselves, and if the landlord is unable or unwilling to shoulder the entire financial burden, a building full of violations may become first neglected, then abandoned. Who suffers more than the tenants?

Dozens of contractors, tradesmen and small business owners will be hurt as well. What will happen to Hoboken's plumbers, electricians, carpenters, masons and painters—both the contractors and the scores of people who work for them? What will become of the hardware stores, the wholesalers of building, plumbing and electrical supplies, the garages that keep a fleet of service trucks operating? There is no end to the ripple effect that could be caused by legislation which inhibits or halts the rehabilitation and repair of Hoboken's housing stock.

A building that decays can be the start of an epidemic striking a block, a neighborhood, an entire city. Banks which are delighted to lend mortgage and improvement money in a stable city or one on the upswing suddenly have no funds available for an area that has become blighted.

That means that without available financing, the current healthy market will dry up. Buildings--multiple dwellings and single family homes alike--will decrease in value. Hoboken will again be red-lined.

Long-time residents remember what it was like 15 years ago, when you could barely give away a house in this town. How many dreams of retiring with a nest egg derived from higher property values will vanish if Hoboken is red-lined because it is not worth owning property in? Do we want that again?

The League of Hoboken Homeowners does not. Tenants should not. No clear-thinking citizen should want a return to city policy that breeds slums, spreads decay and kills the community in which we live.

Signed,
Hugh Hothem and the
League of Hoboken Homeowners

(Next week's guest editorial will present the tenants' side of the Rent Control issue.)

LETTERS
TO THE EDITOR


HENRY STAHL

Dear Editor:

I turned immediately to Kelly Resch's interview with Tom Vezzetti in your Oct. 19th issue, because it's well known that he and Joseph Barry have had differences of opinion over the Applied Housing program.

It was a pleasant surprise, therefore, to read an informative and unbiased report that so clearly reflected the energy and honesty of this unique Hoboken citizen.

One interesting fact that the article did not point out was the Mr. Vezzetti's election to the City Council was an effective statement by Second Ward voters that they are looking for a representative of intergrity above all else. And it seems pretty certain that future elections will show that residents of the other wards feel the same way.

Elizabeth Scott Andrews
Hoboken. NJ

Dear Editor:

I would like to take this opportunity to thank The Hoboken Reporter for its article of Oct. 12 on the organization of the "Hoboken Independents Association". I would like at this time to expand a few statements that may have been misconstrued by some who have read it.

Firstly, I am only one of many persons who had a part in bringing this association to reality. Many of the fifty members we now have were part of the original meeting. Two very important organizers are Arthur Di Vincent and Jennie Ritkowski.

Secondly I did state that this association would consider itself a "watch dog" committee. This was not meant to mean that we would be a protest group, but rather a group that would attend all important city government meetings to insure that our city government is doing the very best they can for the city and its residents. As our name clearly states, the "Hoboken Independents Association" is neither pro- nor anti-city administration.

Frank Turso
President
Hoboken Independents Association

Dear Editor:

Your editorial about shelter for the homeless was, to speak gently, an embarrassment to me as a Hoboken resident and homeowner. I would like to respond by offering three quotations. The first is from the gospel of St. Luke: "When thou givest a feast, invite the poor, the crippled, the blind and the lame; and blessed shalt thou be." The second is from the base of the Statue of Liberty: "Give me your tired, your poor, your huddled masses yearning to be free." My third quotation is a recommendation for action, with some paymeynts promised at the end: "Forgive, and you shall be forgiven; give, and it shall be given to you; good measure, pressed down, shaken together, running over, shall they pour into your lap, for by what measure you measure, it shall be measured to you."

The solution which you offer to the problem of the homeless is to have the government, churches, and private citizens donate money to rooming house owners. Such a proposed solution seems to suggest too strong an influence of real estate investors among your management and reporting staff.

Hugh Kilmer
Hoboken, NJ

Dear Editor:

Your editorial on the shelter for the homeless puts the cart before the horse. It picks up on the important point that one reason some of us choose to live in the city, for our own sakes and for our children's, is so that poor people don't become invisible to us but act as a prick on our conscience and remind us of our responsibility to change a system that makes people poor (even before they're born) and keeps them that way. But the reason for helping people in need is that they have a right to what they need for survival even if the system or the community doesn't provide it for them.

Your editorial doesn't mention the Hotel Madison which for so long sheltered people when it was owned by Tom Vezzetti. We're proud that our second ward councilman had the bums to dinner.

Beth Kilmer, Hoboken, NJ

Dear Editor:

So full of drama was Oct. 12, 1983's editorial on the Clergy Coalition Shelter for the homeless, that a quick knee-jerk response illuminated some important points on behalf of this shelter's struggle.

1. A strong distinciton was made between "derelicts" who have found existing social service and the "homeless" who require community aid. Even though redevelopment is taking over skid row, are "derelicts" to continue to maneuver through a crumbling social system? The "homeless", according to this editorial, are to benefit from community assistance. Community aid is insufficient. Therefore, how do you make the distinction between the derelict and the homeless? How do you decide who should be helped?

2. The emergency shelter provides about 50 people with warmth, shelter and food. Referring clients into outpatient health services, into nursing homes and offering travel expenses, are also vital functions provided by the shelter.

3. The Governor's office, The National Coalition for the Homeless, The State Department of Human Services and the State Task Force on the Homeless are monitoring those voluntary agencies which may be hampered in providing services to the homeless. Therefore, Hoboken's action or inaction will be noticed.

In contrast to this sensational editorial, it seems at least one group is exhibiting compassion and creating the means and resources to assist the less fortunate. M.C. Marchetti, Hoboken

the HOBOKEN REPORTER

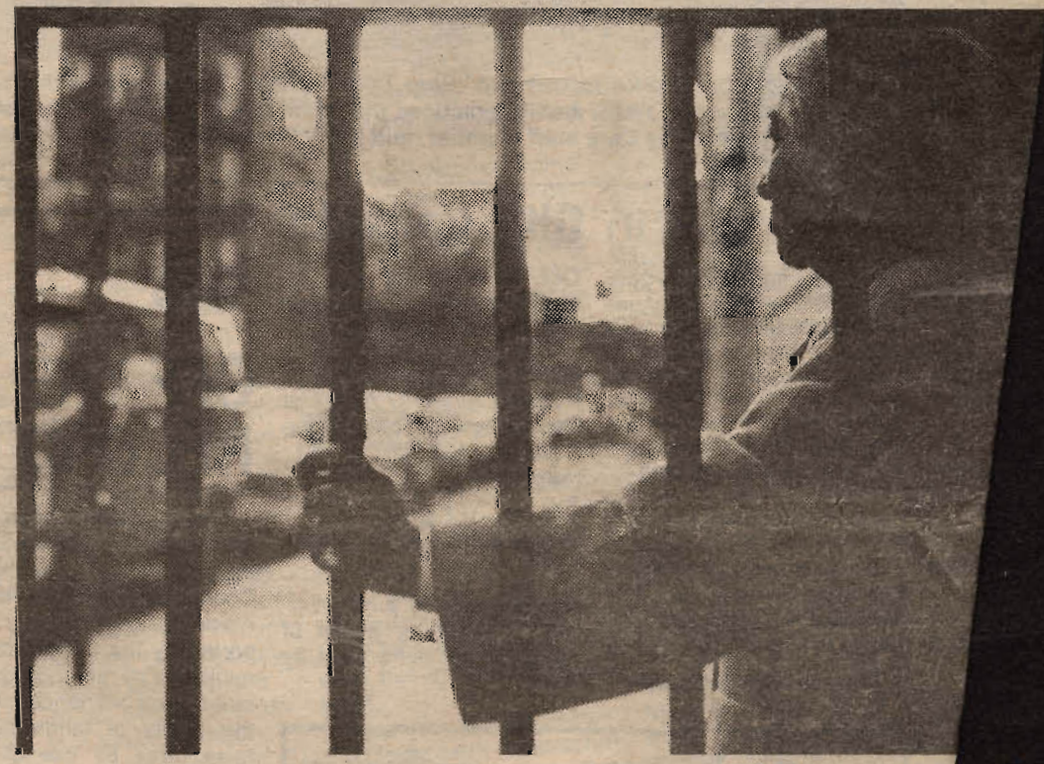
news of the hudson's west shore

Vol. 1, No. 4 / 20 cents

ON THE WATER-FRONT

By Martin Bierbaum

Immediately north of the city-owned piers at Fifth Street, where the Army Corps of Engineers plans to begin its work shortly, lies the waterfront property owned by the Stevens Institute of Technology. The southern boundary of the property is approximately marked by the Institute's "Big John" plumbing tower, its sky-high and well-known latrine laboratory. The property wraps around to the northern side of Castle Point, separated from the rising serpentine rock of Castle Point by Sinatra



Homeless Shelter Not Secure

the HOBOKEN REPORTER

news of the hudson's west shore

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By Martin Bierbaum

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The Port Authority has suggested that the site be used for a State Science and Technology Center which would complement their own plans for the area. The Stevens Institute is in favor of such a use as the Center would surely develop a symbiotic relationship with Stevens.

What is a Science and Technology Center? When the question is posed, the most common response is a comparison with the Franklin Institute in Philadelphia--a "hands-on" museum, a multi--purpose auditorium, and facilities for a variety of research and conference activities. However, as the Franklin Institute was dedicated to mirror the progress of the 19th century, the Hoboken center will be fashioned to reflect the advances of the 21st century.

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BARBARA DOCKTOR

Homeless Shelter Not Secure

By Kelly Resch

Every evening, shortly after dark, a group of people lines up by the Third Street entrance to St. John's Lutheran Church. They are homeless men and women, seeking a simple meal and shelter for the night.

This sad group and their shelter is now embroiled in a controversy of far-reaching legal and religious implications.

City Says "Get Out"

On one side is the Coalition of Hoboken Clergy who set up the shelter, following what they say is their God-given mandate to "feed the hungry and house the poor". On the other side is the City of Hoboken, which intends to close down its operation through the enforcement of housing codes.

The conflict came to a head Sept. 26 when the City of Hoboken ordered the Coalition to close the shelter.

The Clergy Coalition Shelter for the homeless closed within 48 hours. Two days later, a summons was issued to the shelter citing an alleged violation of zoning ordinance 4.5202. A court battle ensued on Monday, Oct. 3, as the coalition, represented by Sister Peggy Welch, faced the city of Hoboken, represented by Walter Beronio.

Alfred Arezzo, City Building Inspector responsible for the summons, testified that the city did not know of the shelter's existence until he was informed by the Board of Health on Sept. 21. He insists that the shelter must be closed because once the city acknowledged its existence, it could be held responsible for any accidents. Pending advice from legal counsel, Arezzo will continue to issue summonses until the shelter is either closed, or until it obtains the necessary variance.

Rev. Geoffrey Curtiss, president of the coalition and director of All Saints Episcopal Church, testified that "worship is accomplished in both word and deed. Works of justice and mercy are something we are called to do both as Jews and Christians in this society."

The Coalition is willing to meet Board of Health and fire department regulations "for they are legitimate concerns of the administrations, but a variance to worship denies the whole process of what the church is there for."

Clergy Says "No"

Rev. Curtiss told the court of the rotating schedule of 100 volunteers, the expert supervision, the five fire exits, and the newly-installed smoke alarms at the shelter. Curtiss said he cannot understand why the city has never demanded that a variance be obtained for community uses, schools, or day-care programs. He testified that the city administration, the Red Cross, and the Hoboken Police Department have all referred people to the shelter.

"Throughout the U.S., churches have a history of providing temporary shelter which is a constitutionally protected function. On Sunday we dismiss people to love and serve God - fellow human beings are extensions of

continued on page 14



BARBARA DOCKTOR

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Lights out at 10 p.m. and many of the guests retire not knowing whether they will still have a "home" in two weeks.

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Shelter for Homeless

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their God - they are living out their worship. We will not apply for a variance for something we are already doing." Even if the Coalition decided to apply, it would be the responsibility of the Zoning Board to decide whether or not it is granted.

Rev. George Ligos, of Sts. Peter and Paul Church, a Coalition trustee, traced the history of the Catholic church's involvement in sheltering those in need.

"The Catholic church has a tradition of providing social services which change as the need changes." If the shelter should close, he said, "these people are more likely to avail themselves of the church or the city streets."

Rev. Triffel Felske of St. John's Lutheran Church discussed the absence of different insurance policies. Even though informed of the shelter, the church's insurance company "saw no change necessary for it was nothing different than a congregation."

> "If citizens can't do anything to help the homeless, why should they abuse someone who can?"

To provide documentation for the belief that the shelter is a form of worship, Rev. Felske read several Bible passages including "I assure you, as often as you did it for one of my least brothers, you did it for me" (Matthew 26:40) and "If one of your kinsmen in any community is in need in the land which the Lord, your God, is giving you, you shall not harden your heart nor close you hand to him in his need. Instead, you shall open your hand to him and freely lend him enough to meet his need."

Judge Maurice Gottlieb then adjourned the hearing until Oct. 17 to allow for further testimony.

Outside of court, Alfred Arezzo declared that the coalition is "hiding behind the cloth." He stressed that the coalition should have adhered to the city's request, knowing the problems that they and the city have faced in the past. "It is the same coalition that accused the city of not performing its function in reference to fires in the past," said Arezzo.

Sister Norberta Hunnewinkel, coalition member, believes the city 'to be mistaken in its position" for "it is a function not foreign to our ministry."

It is outrageous for the city not to meet its obligations to the needy and homeless," said Rabbi Jeffrey Marker, also a coalition member.

"I consider it a violation of the First Amendment right for the government to try and define how a religious community is to fulfill its obligation. It is a part of the Jewish tradition to house the homeless. It is important and praiseworthy that the Coalition has taken it upon itself to do this but said that the government is pulling back."

Rev. Curtiss added that it is important to remember that the shelter "is not an accessory use but a primary function of the church."

And so we arrived at 7:30 p.m. on Monday, Oct. 3, to see the line form outside the shelter at St. John's Lutheran Church, 300 Bloomfield St. The people were quiet and orderly as they passed into the reception area. All guests were required to sign their names and prove their sobriety. First-timers were interviewed. Those who wished to eat passed into the dining area where they remained seated until everyone had arrived.

Clare Nicholetti, co-ordinator of the shelter, reminded the guests that they must respect the shelter and keep it clean. She enlisted volunteers for clearing the tables and sweeping. As a "family", all must work together. If someone witnessed another breaking a rule, she said then "we must remind each other, because sometimes we forget. We are not telling people what to do but reminding them." Ms. Nicholetti delighted her audience with the news that the contractors would soon install the showers. Once again volunteers were needed to scrape and paint.

After everyone had eaten, the tables were replaced by 20 cots and 15 floor mattresses. A partition was erected to divide the men from the women. Many guests enjoyed a cigarette in the tiny entrance room for it is the only area where smoking is permitted. Others retired immediately, for the shelter dismisses everyone at 7 a.m. Others lingered to talk.



BARBARA DOCKTOR

Director of the Hoboken Shelter, Clare Nicholetti, and Ed Newbury prepare meals for the shelter's guests.

Michael Randolph, a guest that night, believes that the shelter "is doing good work" and he boasts that the shelter staff "goes by all the rules. They lock the doors on those who smell like they've even had a drop of liquor." He refers to the shelter as his temporary "home." He mentions the court hearing as a "terrible political upheaval" and he is hurt by "the city's making it worse to be here even though it's terrible enough being here." He believes it to be a matter of separation of church and state and wonders "if the city can't do anything to help the homeless, why should they abuse someone who can."

Walter Rissland, another guest, agrees that "this battle must be won, for the shelter is something worth fighting for." The only problem that he sees from time to time is that "people forget that the staff is made up entirely of volunteers."

Many of the guests complain about a lack of cheap housing; many of the rooming houses have either burned down or been torn down. Even for the few who would consider welfare, hotels seem out of reach. For a single person, the welfare allotment would be $137 per month. The most inexpensive hotels in the area range from $13 to $22 a night with one costing $75 for the week. And, according to the Welfare Department, one must establish residency in order to be eligible.

Ms. Nicholetti states that "each guest has a story to tell of how they lost everything. Like one of the elderly women who sits in front of City Hall who told me she worked more than 20 years in a company that closed down and her husband who worked in the shipyards all his life died more than a year ago. Her pension is not enough even for a room here in Hoboken, let alone for a trip to her native country to see her family. So, she is with us, until she can save enough to go home."

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City at Liberty State Park. A number of possible cities rejected the prospect of the Center as it will generate expenses for local authorities, but will be a tax-exempt facility.

But the impediments to making such a center a reality remain formidable, if not insurmountable. There are numerous pieces to the puzzle. The diverse economic and political fragments have to come together. Life was so much simpler when Colonel Stevens began to develop Hoboken's waterfront by building a few wharves and establishing reliable ferry service nearly two centuries ago.

Tom Lunghard, Vice President of Stevens Institute and in charge of the Institute's waterfront development plans, spends most of his

cial considerations will enter into the final site selection. Hoboken is more accessible via mass transit. Jersey City offers more land for a more

a member of the graduate faculty in public administration at Rutgers University in Newark.

and seven acres of public open space.

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-FACIAL TREATMENTS-
FOR MEN

...waterfront

continued from page 1

The renewed interest in the site at this time highlights the nature of the redevelopment process and the hopes for the transformation of the Hoboken waterfront. As Lunghard explains, the cost of building near the water, even in the mid-1960s, proved exorbitant.

Only by using economies of scale could the waterfront infrastructure costs be absorbed. But the bigger the project proposed for the waterfront, the more strain would be placed on other aspects of Hoboken's existing infrastructure--water, sewerage, and streets.

Who would pay for those improvements?

Planners slowly became aware that only with the comprehensive redevelopment of much of Hoboken's waterfront which could eventually pay for infrastructure improvements throughout the city would the Stevens site be redeveloped. Tying the redevelopment of the Stevens site to Port Authority plans can provide the necessary critical mass to move the project from the drawing boards to concrete reality.

Once the economic obstacles are hurdled, then the political realities must be confronted. The Science and Technology Center has been the pet project of the New Jersey Research and Development Council since 1978. The R and D Council is a private, non-profit group comprising major New Jersey corporations which engage in substantial research and development activities. The Council operates as a political lobbyist, and educational and public relations vehicle.

The Council has considered a number of sites over the past five years. The frontrunners are now just two: Hoboken on the Stevens waterfront site, and Jersey City at Liberty State Park. A number of possible cities rejected the prospect of the Center as it will generate expenses for local authorities, but will be a tax-exempt facility.

But the impediments to making such a center a reality remain formidable, if not insurmountable. There are numerous pieces to the puzzle. The diverse economic and political fragments have to come together. Life was so much simpler when Colonel Stevens began to develop Hoboken's waterfront by building a few wharves and establishing reliable ferry service nearly two centuries ago.

Tom Lunghard, Vice President of Stevens Institute and in charge of the Institute's waterfront development plans, spends most of his working day in his 12th floor office in the Stevens Administration building, high above the site of the Stevens family home.

From his office, Lunghard has an unobstructed view of the river. He can look north to the George Washington Bridge, south to the Verrazzano, or straight down to the neglected and deteriorating piers for which he has been given full responsibility. Colonel Stevens would not have been pleased with the condition of those piers and neither is Tom Lunghard. But Lunghard is also aware of the perplexing problems that face their redevelopment.

In the mid-1960s, Stevens had hoped to redevelop its river property as a major research center. The plan was to take advantage of the Institute's excellent ties to business and industry, its accessible location, and its tranquil campus ambience to erect a first-rate research facility.

A brochure describing the center predicted that "the eyes of Manhattan will turn toward a new family of modern construction across the Hudson." The research center was to be a "research city" within the campus, "tailored to the research needs of its occupants."

However, the center never left the architectural drawing boards. Personel changes at Stevens, hard times for engineering, a drop in the stock market, and some problems with the site combined to keep the plans from becoming a reality.

Nevertheless, both Mayor Cappiello and Mayor McCann of Jersey City have expressed a strong desire to have the facility locate in their cities. The Research and Development Council is not tipping its hand as to its first choice.

Design criteria and financial considerations will enter into the final site selection. Hoboken is more accessible via mass transit. Jersey City offers more land for a more sprawling design and future expansion.

There are political concerns which transcend local interests as well. The New Jersey Department of Environmental Protection is involved in the Jersey City site through its Liberty State Park. In Hoboken, it is the Port Authority which would like to have the Center as an attractive addition to its plans. The outcome of this tug of war is not yet clear.

Finally, Governor Kean appointed a Science and Technology Commission in 1982. While this group is not the same as the R and D Council, there is considerable overlap in membership and a mutuality in interest. The Governor's Commission is composed of representatives of major research corporations in the State and the presidents of major academic institutions in New Jersey. President Kenneth Rogers of Stevens Institute is a member of the Commission.

This past summer the Commission issued a report recommending the creation of high technology centers, drawing on industry and academia around the state. The advice called for the development of centers in biotechnology, food technology, ceramics, information technology, and hazardous-waste management. The precise location of these centers promises to elicit the sophisticated horsetrading associated with the politics of the academy through the Department of Higher Education.

Nevertheless, a Science and Technology Center with a connection to Stevens Institute might satisfy the Institute's higher educational ambitions, provide a marked improvement for the currently rotting piers, and generate positive spin-offs for the city's youngsters, school system, and city's image, even if the center itself were to be tax-exempt. □

Dr. Martin A. Bierbaum is a member of the graduate faculty in public administration at Rutgers University in Newark.

Shelter

cont. from previous page

It is early Tuesday morning and Clare Nicholetti is working in her tiny office at the shelter. She explains that this program is an extension of a pilot program begun in February. That program ended after three months due to a lack of both money and volunteers. Now, however, with federal funding, the program is able to maintain a consistency; Ms. Nicholetti serves as full-time director, and there are two live-in jobs. The soup kitchen, which provides food for 60 people daily, opened Aug. 15 and the shelter on Aug. 22. Ms. Nicholetti is proud of the fact that 16 people have been placed in nursing homes, drug-rehabilitation centers, and hospitals since the shelter opened. "Some guests only require traveling money so they can return to their homes." Ms. Nicholetti interviews all of the shelter's guests, for it is her goal "to know them individually in order to refer them to appropriate agencies." People who refuse to seek help are not admitted.

Ms. Nicholetti states that many of the neighboring residents are sympathetic and donate generously to the shelter but there are some who are afraid and worried because they do not know these people as individuals.

Even though Patrick Pasculli, ward councilman, believes that the shelter's intentions are good, he states that he has received numerous complaints from people in the neighborhood because it is used as a walkway to Washington Street stores. According to Pasculli the complaints are not about those who frequent the shelter, but about the people staying in the area—congregating before the shelter opens at night, and after it closes in the morning.

Phone calls to various residents in the immediate vicinity of the shelter resulted in a variety of responses:

> "First time I knew about it, I saw it on TV."

"I haven't had any problems with it. No problems exist as far as my observations." "First time I knew about it I saw it on TV." "A neighbor told me there will be a problem with the children. I didn't notice."

The discrepancy over whether these sheltered people are Hobokenites led the Mayor to respond that the city and the coalition are "miles apart as to whether they are sheltering Hobokenites or attracting outside homeless." However, the Mayor feels "more than certain that a good number of the people are not Hobokenites." The Mayor later mentioned that he has never seen a list of guests nor any background information for it is a "matter of privacy."

According to shelter records, a recent night which served 50 people proved otherwise. Over half of the guests had lived in Hoboken for over six months; 20 guests had resided in Hoboken for over five years; 17 had lived in Hoboken for over 10 years; and five guests had lived in Hoboken all their lives. Ms. Nicholetti states that a "solid 65 percent of the guests are usually Hobokenites."

Mayor Cappiello stated that there has been an increased incidence of begging as well as police complaints since the shelter opened. He cited an instance of four people found sleeping in St. Peter and Paul Church. At the police station, the desk sergeant said that, to his knowledge, no formal complaints about the shelter had ever been filed.

Mayor Cappiello has visited the area where the shelter is located, but he would not enter without consent. He was not pleased with the "type of homeless that [he] found there." He believes that there are some legitimate homeless people there and believes that they should be helped. "They should be taken out of the elements," but the Mayor feels that "everyone has to pick up their share."

According to Joseph McConnell, aide to the County Administrator, the County is trying to do just that. Hudson County has been given $200,000 which is to be parceled out among smaller groups. The Hoboken shelter was among those recommended by the Human Services Advisory Council. The shelter would receive $22,500. Ed Clark, County Executive, has the option to disburse the money to certain municipalities or agencies depending upon a review of requirements and reports by both municipal building inspectors and health officials; the money is in trust pending the outcome of such reviews. The program will run from October through February and it will include a shelter in every Hudson County city so that, according to Joseph McConnell, "The Hoboken shelter will only serve Hobokenites. It will only take care of its own homeless, once this thing gets settled and the money is distributed." □

Correction

A production error in last week's Hoboken Reporter resulted in an incomplete listing of the Port Authority's plan for Hoboken piers. The story should have read, "On those piers and slightly beyond the city-owned property the port agency hopes to develop 670 dwelling units, more than a million square feet of office space, a hotel and conference center, a modern boat marina, approximately 60,000 square feet of retail space, a parking area and seven acres of public open space.

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THE JERSEY JOURNAL, MONDAY, OCTOBER 3, 1983

Hoboken not zoned for poor and homeless

By Lynn Wagner

On Sept. 23, as the final draft of its proposal for continued funding was being prepared, the Hoboken Clergy Coalition Shelter for the Homeless was ordered by the city to close shop within 48 hours. The mandate arrived in a registered letter which cited a violation of zoning regulations, and if doors remain open on Monday, director Claire Nicoletti expects to be presented with a summons. In that event, she along with the Coalition, will appear in court to fight for the shelter's survival.

When and if the case goes to court, a pivotal issue will undoubtedly be the right of government to zone a church function. According to Ann Christensen, executive board member of New Jersey's Coalition for the Homeless, while the state has a history of using zoning and building codes to set a court precedent defin-

on Aug. 22, 1983, the shelter has won the support of parishioners and community volunteers who donate time, money, and food to sustain this commitment to the poor and homeless — a commitment which appears particularly urgent in Hoboken where a crippling ecnomic trend has been compounded by displacement arising from burgeoning gentrification. Sister Norberta comments that while the "rehabilitation has been very well done, it doesn't account for the thousands who have been displaced." She further claims that the city's response to this crisis reveals a reluctance to confront reality. "The big criticism that has been levelled (on the shelter) from the city — never from citizens to my knowledge, only from the city officials — has been that we're drawing all sorts of outside people. And while every person is not a Hoboken resident, the vast majority are and they

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Hoboken homeless s

By BRAD KELLY
Staff Writer

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A hearing held yesterday in Municipal Court to decide the fate of the shelter at St. John's Lutheran Church was adjourned by Judge Maurice Gottlieb until Oct. 17 to allow for further testimony.

"It's very good news," said Geoffrey Curtiss, president of the Hoboken Clergy Coalition, which runs the shelter at the church at 300 Bloomfield St.

"It means the judge is willing to hear our side," he added.

'We will sleep in front of City Hall,' vows shelter resident

Several members of the coalition said yesterday they felt the shelter, which has been open since March, does not pose any danger to the approximately 90 people who use its facilities

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When and if the case goes to court, a pivotal issue will undoubtedly be the right of government to zone a church function. According to Ann Christensen, executive board member of New Jersey's Coalition for the Homeless, while the state has a history of using zoning and building codes to set a court precedent defining church shelters, the issue of zoning remains unsettled. In the case of Jersey City's Episcopal shelter (closed by the city on April 1, 1983, for failure to meet "dormitory" fire codes), the judge did, however, state that the church's intrinsic right to feed the hungry and shelter the homeless presented a very strong case.

In New York State a definitive decision regarding the rights of the church was made on May 27, 1983, in the case of Trinity United Methodist Church vs. the Zoning Board of the City of Kingston. The State Supreme Court of the County of Ulster defined the operation of a church shelter as an accessory use of church property. The court defined "accessory use" as an activity which has bearing on the purpose of the mission. As the city was zoned for places of worship, the court waived the need for a variance to operate the shelter. How New Jersey courts will ultimately rule on this question may determine the fate of Hoboken's shelter.

At least one member of Hoboken's Clergy Coalition, Sister Norberta, was stunned by the city's latest response to the shelter. She had begun to hope that if the administration refused to publicly endorse or actively support the facility it would at least offer silent capitulation by allowing the clergy and staff to operate autonomously; but, she said, "It seems they've decided to put a little pressure on us."

If the city is in fact determined to apply pressure, it may not be met by an apathetic public. Since its advent on Aug. 22, 1983, the shelter has won the support of parishioners and community volunteers who donate time, money, and food to sustain this commitment to the poor and homeless — a commitment which appears particularly urgent in Hoboken where a crippling ecnomic trend has been compounded by displacement arising from burgeoning gentrification. Sister Norberta comments that while the "rehabilitation has been very well done, it doesn't account for the thousands who have been displaced." She further claims that the city's response to this crisis reveals a reluctance to confront reality. "The big criticism that has been levelled (on the shelter) from the city — never from citizens to my knowledge, only from the city officials — has been that we're drawing all sorts of outside people. And while every person is not a Hoboken resident, the vast majority are and they (city officials) don't want to recognize that. I think they'd like to pretend that there is no problem of homelessness."

Since October of 1981, when a wave of tenement burnings terrorized the community, the Hoboken Clergy Coalition has been united by the needs of the poor; since then it has solicited local political support in administering to those needs and, under the auspices of that objective, met with Mayor Cappiello and city officials to negotiate and plan for a Hoboken shelter. But for more than a year each meeting brought new promises, new excuses, among them the chronic snag that Hoboken simply was not zoned for a shelter.

"It was said in a way," mused Coalition chairperson Jeffrey Curtiss, "to watch these men unable to respond."

But the city's paralysis failed to deter the Coalition. In February, 1983, the clergy made their first independent attempt to sponsor a shelter. This initial effort submitted in eight weeks to the exhaustion of a small volunteer corps, mostly clergy, who were unprepared for the demands of frequent all-night shifts. But during its brief lifespan, the shelter did afford beds to 45 people a night and fed as many as 50. Inspired by this measure of success, the Coalition continued its search for the "answer to a prayer." In August that answer arrived.

Federal emergency food and shelter funds which should have come through Hudson County in February were finally administered through the Red Cross and United Way. With that money the Coalition hired a full time director as well as two overnight aides to staff what promised to be Hoboken's first successful shelter.

Located in the basement of St. John's Lutheran Church, the shelter now sleeps 35 and feeds up to 50. The kitchen has been open since Aug. 15 and runs on an "ecumenical effort," says director Nicoletti. It is staffed by citizens and church volunteers on a rotating schedule.

Operating on a shoestring budget, the shelter runs on Coalition support and the dedication of Ms. Nicoletti and her assistant. Assuming a role far more comprehensive than that of a "drop-in" shelter, the facility offers it clients referral assistance and attention to individual needs. These unique qualities make the director's job diverse and demanding.

Claire Nicoletti's days are divided between the office and community. In the office she acts as an administrator-social worker who develops interpersonal relationships with many of her clients. In the community she solicits donations, builds public relations, and seeks out public services. Finding appropriate services can present a challenge in a county with virtually no de-tox or alcohol program and no drug rehabilitation program. This gap often makes the shelter's screening process difficult.

Sign-in begins at 7:30 p.m. No one is admitted who has been drinking or taking drugs. "We just can't deal with that here," says Ms. Nicoletti, whose closest contact with a program for the active alcoholic or drug user is in Newark or East Orange. People who desperately need help but are unable to travel to either of these cities are returned to the street because no alternatives are available.

Yet despite obstacles, the numbers who are assisted remain impressive; and despite the city's claim that these numbers primarily reflect outside indigents, Ms. Nicoletti's records prove otherwise.

"On a recent night we served 50 guests. Over 75 percent were from Hoboken. Twenty had resided in Hoboken for over five years, 17 for over 10 years, and three had lived in Hoboken all their lives. Each one had a story of how they "lost everything."

(Lynn Wagner, a relative newcomer to Hoboken, is a freelance writer and member of the New York Coalition for the Homeless.)

Hoboken homeless shelter given reprieve

By BRAD KELLY
Staff Writer

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A hearing held yesterday in Municipal Court to decide the fate of the shelter at St. John's Lutheran Church was adjourned by Judge Maurice Gottlieb until Oct. 17 to allow for further testimony.

"It's very good news," said Geoffrey Curtiss, president of the Hoboken Clergy Coalition, which runs the shelter at the church at 300 Bloomfield St.

"It means the judge is willing to hear our side," he added.

City Building Inspector Alfred Arezzo sent a summons to the clergy coalition last week for violating a city zoning ordinance. He says the shelter is located in a residentially zoned area, and the coalition should have obtained a variance for the church to be used as a shelter.

Arezzo is asking that the shelter be closed.

But Curtiss said the church cannot operate the shelter under the assumption that a variance is needed.

He said by offering food and overnight shelter, the ministry is performing its primary activity, not providing an accessory function to the church.

"What we are dealing with is the question of whether sheltering people is an act of worship. Acts of justice and mercy are worship," Curtiss said.

But Arezzo said the shelter must be closed because now that the city has acknowledged its existence, it could be held liable for any accidents.

The city does still not know if the shelter is in violation of any fire or building codes, but the state is expected to inspect the shelter Thursday, according to city Housing Inspector Jude Fitzgibbons.

'We will sleep in front of City Hall,' vows shelter resident

Several members of the coalition said yesterday they felt the shelter, which has been open since March, does not pose any danger to the approximately 90 people who use its facilities each day.

"It's more dangerous for them to be out on the streets," said shelter Coordinator Claire Nicholetti.

A hearing adjournment temporarily quieted the fears of many shelter regulars who sat in court and listened to testimony by both Arezzo and members of the clergy coalition.

"What would I do? I'll be on the streets," said 37-year-old John Viola, who is suffering from multiple sclerosis and is confined to a wheelchair.

Viola said he has been at the shelter for two weeks and will not be allowed to stay at St. John's Lutheran Church in Union City, which has one of the few other shelters currently operating in Hudson County.

He said he was told by the church it did not want to be held liable if he was injured using steps leading to a cellar.

Fifty-one-year-old Mike Randolph, another shelter regular, said that if the shelter is closed, "we will sleep in front of City Hall every day and every night until the city finds another shelter for us."

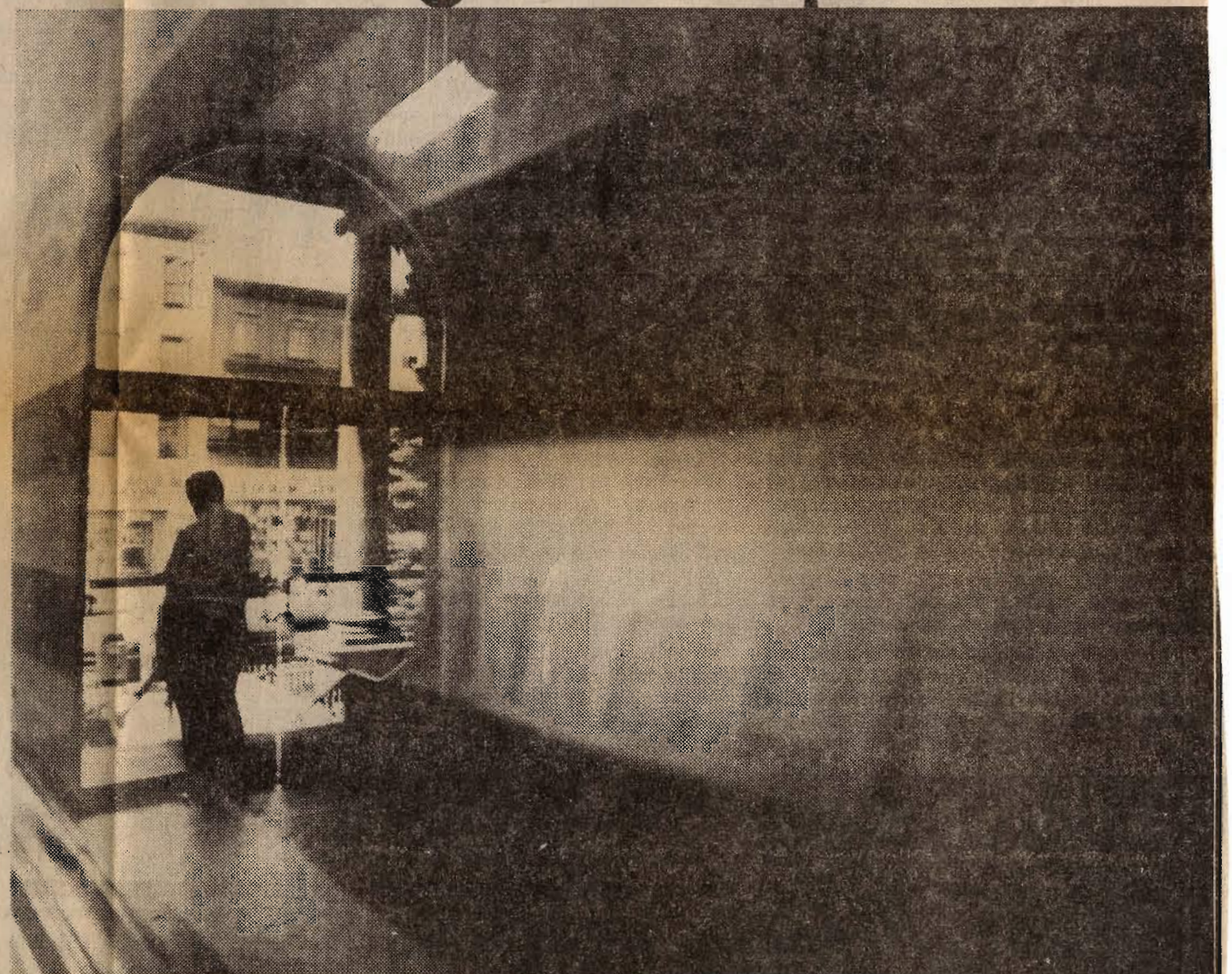
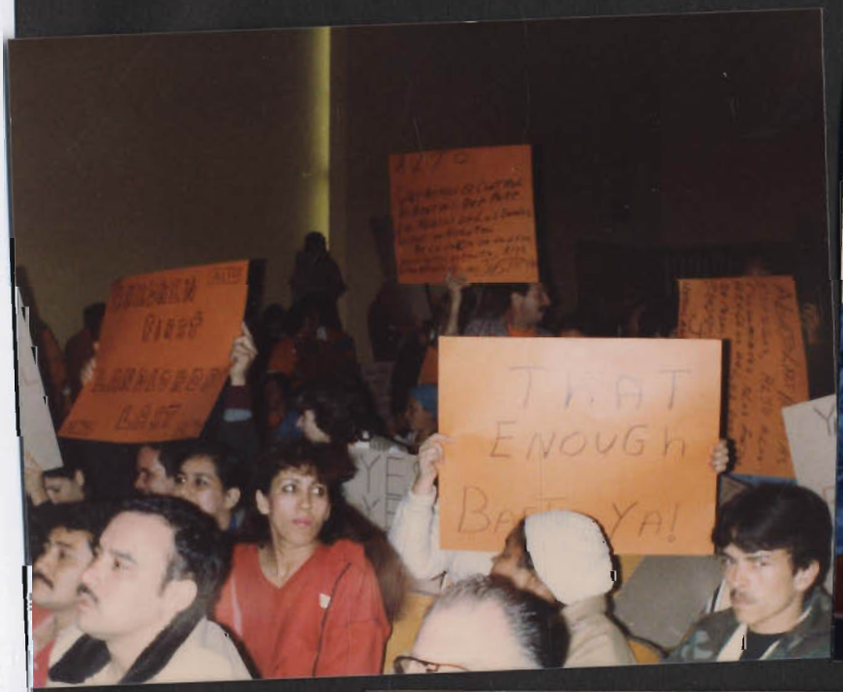


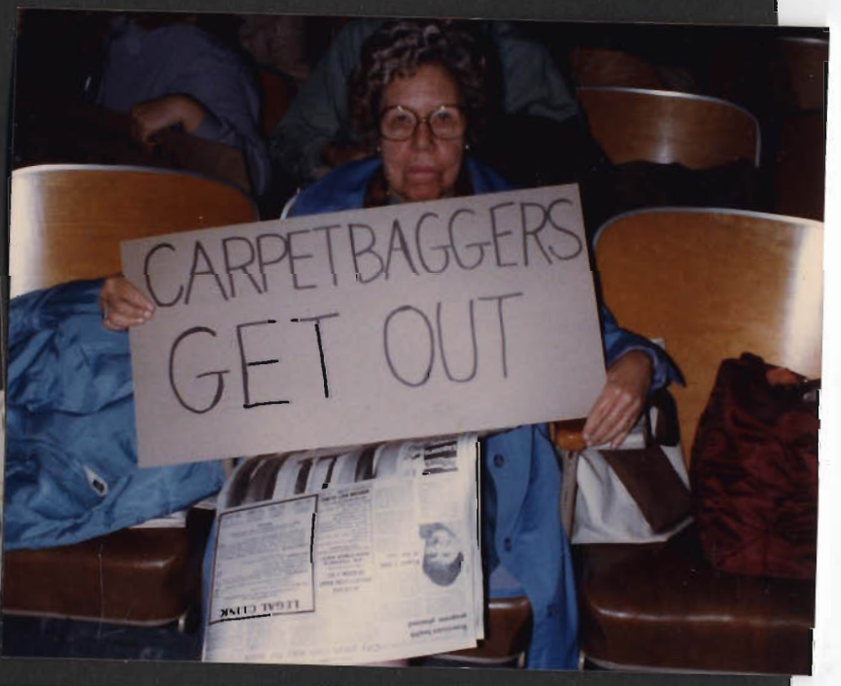
Photo by Bill Bayer

ONE OF HOBOKEN'S HOMELESS is reflected in a glass-fronted American flag yesterday during a recess in the Municipal Court hearing on the fate of the shelter in St. John's Lutheran Church.




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PEOPLE
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ALL VISITORS
MUST SIGN IN.



















COMMUNITY NEWS

Hob Reporter 11/2/83 p3

Cappiello on Rent Control

On Oct. 27, 1983, Mayor Cappiello agreed to the following interview by the Hoboken Reporter on the Ranieri Amendment to the Hoboken Rent Control Ordinance.

HR: When you first became Mayor back in 1973, a rent control ordinance had recently been passed. What do you remember about it?

MC: Well, I can remember pressures that came as a result of the greed of many landlords in town who operated many of the tenements as slums. Many were absentee landlords, and there were people living in them who, in the opinion of most of the officials in the city, were being taken advantage of. So rent control was enacted.

HR: How well did it work?

MC: We had a Board that was appointed, and there was an administrator of the Ordinance. At that time, there weren't that many cases and there was no need to have the sophistication of rent control services that we

HR: What other problems emerged with the ordinance that need to be dealt with today?

MC: From time to time there have to be changes made for landlords to get involved in investment programs. There are times when the rates of increase allowed were too high in some towns and too low in the next ones. This became a problem for all the Hudson County towns which sought to get one rent control bill for the entire area. Some real estate people in the county tried to unify the rent control ordinances from town to town.

HR: How did these real estate people present this to the officials of these towns?

MC: Around 1979-1980 there was a strong movement by the real estate groups from North Hudson through the North Hudson Council of Mayors and the individual communities to make some changes, particularly in the decontrol and the rehabilitation area. After much lobby-

HR: Will you sign it?
MC: Yes, I have no objection to it.



JOHN MANN

Mayor Steve Cappiello

percent decontrol on apartments that had been vacated, putting a 25 percent annual ceiling on landlords' hardship increases, and a liberalizing the substantial rehabilitation clause. Was this in response to this movement among the real estate people that you mentioned?

MC: I assume that that's where we got our 1981 amendments from. At this time I think we were a little

building. I want to keep a cap on hardship increases and let landlords apply periodically to ease their hardship. The issue really needs study.

HR: The second amendment that was passed in 1981 allowed a 25 percent decontrol. What do you think of that clause and how it has worked out?

MC: I think decontrol was the best deal that the landlords got in that package. It was

books to be exempt from all rent control limitations for a certain period of time. What problems have you seen with the way that clause has worked out?

MC: What I have seen is people taking buildings that were lowly assessed, and doing repairs which were not going

fact that the new assessments aren't published yet. Second, it limits the rent increases by allowing a five or ten year payback on the capital spent depending on whether or not the apartment is vacant or occupied at the time of the rehabilitation. What do you think of these

"We have also found collusion between landlords and contractors."

to last. Spending the amount of money at which they were currently assessed without taking the equalization ratio into effect, doesn't make them great buildings, but allows them to charge exorbitant rents, so much so that they literally get their buildings paid back overnight and just reap a harvest. We know that that is not the kind of thing that's lasting. We don't know that that keeps the kind of tenants that we want to have here. We have also found collusion between landlords and contractors to escalate their bills and in some instances, even submit bills which were not present at all. This also deserves more study. This might be better handled by a good administrator who might be able to sit on top of these things and make quicker responses for the benefit of the

changes?

MC: I think using the equalization ratio is the fair way to go, and I am in favor of that. And I don't think five or ten years is a very long time in which to recapture your investment.

HR: Some people have criticized the proposal for not allowing a pass-through of financing charges. What do you say to that criticism?

MC: I have no qualms about that, either. I have had to borrow money from time to time, and I know that when you borrow money, you borrow it for 20 or 25 years. The surcharge that comes about is going to be there forever, so that it makes it a viable investment, and I see no problems with that.

HR: Do I understand from your answers that if this bill is passed by the Council, you will sign it?

COMMUNITY NEWS

Hob Reporter 11/2/83 P3

Cappiello on Rent Control

On Oct. 27, 1983, Mayor Cappiello agreed to the following interview by the Hoboken Reporter on the Ranieri Amendment to the Hoboken Rent Control Ordinance.

HR: When you first became Mayor back in 1973, a rent control ordinance had recently been passed. What do you remember about it?

MC: Well, I can remember pressures that came as a result of the greed of many landlords in town who operated many of the tenements as slums. Many were absentee landlords, and there were people living in them who, in the opinion of most of the officials in the city, were being taken advantage of. So rent control was enacted.

HR: How well did it work?

MC: We had a Board that was appointed, and there was an administrator of the Ordinance. At that time, there weren't that many cases and there was no need to have the sophistication of rent control services that we could use today. In those days we could very quickly come up with a decision. However, today with the complexities involved in all our rehabilitation and the new landlords that have been in town trying to do their thing, we find that we have got to make some changes from the present type of Board into one in which an administrator or some person who can make an adjudication should sit on these cases.

HR: Will you sign it?
MC: Yes, I have no objection to it.

HR: What other problems emerged with the ordinance that need to be dealt with today?

MC: From time to time there have to be changes made for landlords to get involved in investment programs. There are times when the rates of increase allowed were too high in some towns and too low in the next ones. This became a problem for all the Hudson County towns which sought to get one rent control bill for the entire area. Some real estate people in the county tried to unify the rent control ordinances from town to town.

HR: How did these real estate people present this to the officials of these towns?

MC: Around 1979-1980 there was a strong movement by the real estate groups from North Hudson through the North Hudson Council of Mayors and the individual communities to make some changes, particularly in the decontrol and the rehabilitation area. After much lobbying on their part, they made their point that the more restrictions there were on landlords, the less we were going to be able to increase our tax ratables, and the less we were going to be able to induce people to come in and invest. Now, however, I believe the market has taken off, and it is pretty much the same in Jersey City, too.

HR: In 1981, the Council passed amendments to the Ordinance that had three principal effects: giving a 25 percent decontrol on apartments that had been vacated, putting a 25 percent annual ceiling on landlords' hardship increases, and a liberalizing the substantial rehabilitation clause. Was this in response to this movement among the real estate people that you mentioned?



JOHN MANN

Mayor Steve Cappiello

MC: I assume that that's where we got our 1981 amendments from. At this time I think we were a little hasty in not researching the pitfalls of the amendments made. Looking back now, I think we should take a better look to see where we went wrong, and do what's right for both sides, the tenants and the landlords.

HR: As to the first of the three changes made in 1981, the annual cap on hardship increases, what needs to be done?

MC: On hardship applications, I know that any court will knock out any specific limit on a hardship if it means endangering the life of the building. I want to keep a cap on hardship increases and let landlords apply periodically to ease their hardship. The issue really needs study.

HR: The second amendment that was passed in 1981 allowed a 25 percent decontrol. What do you think of that clause and how it has worked out?

MC: I think decontrol was the best deal that the landlords got in that package. It was good. It allowed them extra money from new tenants who came on a take-it-or-leave-it basis. However, in apartments with a high turnover, the rents went right out of sight. That also needs some study, so that we might keep a cap on the amount of profit that a landlord makes. I don't think that we should let them come in here and use our City just to reap a harvest and run.

HR: The third amendment passed in 1981 allowed landlords who spent the assessed valuation on the books to be exempt from all rent control limitations for a certain period of time. What problems have you seen with the way that clause has worked out?

MC: What I have seen is people taking buildings that were lowly assessed, and doing repairs which were not going to last. Spending the amount of money at which they were currently assessed without taking the equalization ratio into effect, doesn't make them great buildings, but allows them to charge exorbitant rents, so much so that they literally get their buildings paid back overnight and just reap a harvest. We know that that is not the kind of thing that's lasting. We don't know that that keeps the kind of tenants that we want to have here. We have also found collusion between landlords and contractors to escalate their bills and in some instances, even submit bills which were not present at all. This also deserves more study. This might be better handled by a good administrator who might be able to sit on top of these things and make quicker responses for the benefit of the tenants.

"We have also found collusion between landlords and contractors."

HR: There is now a proposal before the Council which tightens up on the substantial rehabilitation clause. First, it increases the amount which must be spent to qualify by using the "equalization ratio" to compensate for the fact that the new assessments aren't published yet. Second, it limits the rent increases by allowing a five or ten year payback on the capital spent depending on whether or not the apartment is vacant or occupied at the time of the rehabilitation. What do you think of these changes?

MC: I think using the equalization ratio is the fair way to go, and I am in favor of that. And I don't think five or ten years is a very long time in which to recapture your investment.

HR: Some people have criticized the proposal for not allowing a pass-through of financing charges. What do you say to that criticism?

MC: I have no qualms about that, either. I have had to borrow money from time to time, and I know that when you borrow money, you borrow it for 20 or 25 years. The surcharge that comes about is going to be there forever, so that it makes it a viable investment, and I see no problems with that.

HR: Do I understand from your answers that if this bill is passed by the Council, you will sign it?

MC: Yes, I have no objections to it. If there are inequities for the landlord as a result of this, we can sit down next year and go over it again. Right now I see too many landlords who are just getting a little too greedy.

Dear Editor: Hot Reports 11/2/83

As small homeowners we reject the efforts by some big landlords and real estate investors to speak in our name. We support the attempt by the Hoboken City Council to moderate skyrocketing rents and displacement of Hoboken residents.

The amendment before the City Council is long overdue. It permits standard maintenance to be part of the base rent, it permits owners to pass along the costs of housing violation repair, and it permits the rehabilitation of individual apartments. The main thrust of the amendment, however, is to keep substantially rehabilitated buildings under rent control, to permit owners to recover rehabilitation costs over a five or ten year period, and to increase the threshold dollar amount needed to qualify for substantial rehabilitation.

To us, providing shelter is a basic responsibility of any community. The interests of real estate investors and developers for excessive profits must be balanced by the overriding interest of Hoboken residents for affordable housing. This amendment effectively helps to strike that balance.

Small homeowners are being squeezed by higher and higher taxes and yet the quality of public services and education is inadequate. We need basic changes in the way government performs in Hoboken instead of changes in who lives here. We can no longer support public policy which encourages private development without regard for the disruption and hardship too often born by tenants.

Nick Borg, Rick Cohen,
Ron Hine, Mary & John Jacobs
Nick Brown
Jo & Frank Valente
Joan Vermeulen & Steve Block

Hoboken rejects move on decontrol

11/3/83 HD

By BRAD KELLY
Staff Writer

HOBOKEN—The City Council last night rejected an amendment that called for an end to rent decontrol after a long public session and debate that lasted into the morning.

The amendment, defeated 6-3, would have affected any homeowner who applies for a substantial rehabilitation and applied to many of the 16 multifamily buildings that currently have application status.

Eight multifamily dwellings (approximately 85 units) already have been approved by the city's rent leveling board. Seven more applications are before the rent board.

Councilman Robert Ranieri, who along with City Business Administrator Edwin Chius sponsored the amendment, contends many of those homeowners are charging exorbitant rents, which are causing the displacement of many city residents.

Under current rent control laws, homeowners who make substantial rehabilitations to buildings are rent decontrolled for 13 months.

See DECONTROL, Page 15

Hoboken and wanted to know how n charged his tenants.

Ranieri bolted up from his seat, microphone and shouted, "Is this attack?"

"I will get an endorsement from my tenants or I will give you my you come into my town and accus you out of your cotton-picking screamed at Tattoli.

Ranieri said he owns a three-fa 228 Hudson St.

Vezzetti says Hoboken shaded Sunshine Law

By James Kopchains

Did the Hoboken City Council hold an illegal meeting yesterday in Mayor Steve Cappiello's office?

That's what Councilman Thomas Vezzetti contends. He said the meeting with the mayor included seven of the nine council members.

The meeting, which was not advertised, he said, concerned the possible uses of the Sadie Leinkauf School, which the council just purchased from the city school board, as well as discussions on the city's waterfront and its rent control ordinance.

Vezzetti said he left the meeting rather than participate. The meeting took up most of the council members' afternoon. Vezzetti said he spent his afternoon speaking to the state attorney general's office to complain of violations of the state's Sunshine Law.

Neither Mayor Steve Cappiello or City Council President Helen Macri was available for comment.

Under the Sunshine Law, a quorum of council members may only gather in a properly advertised meeting, except under emergency situations. A quorum would include at least five of the nine council members.

Nov 5 1983

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Small homeowners are being squeezed by higher and higher taxes and yet the quality of public services and education is inadequate. We need basic changes in the way government performs in Hoboken instead of changes in who lives here. We can no longer support public policy which encourages private development without regard for the disruption and hardship too often born by tenants.

Nick Borg, Rick Cohen,
Ron Hine, Mary & John Jacobs
Nick Brown
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11/3/83 HD

DECONTROL

Continued from Page 1

Voting against the amendment were council members E. Norman Wilson, Thomas Kennedy, Salvatore Cemelli, Anthony Romano, Helen Macri and Mary Francone. Voting for the amendment were Ranieri, Thomas Vezzetti and Patrick Pasculli.

Kennedy said that two bank presidents in the city would not fully support the amendment, contrary to the impression Ranieri gave when he read excerpts of letters written by the presidents at a City Council meeting last week.

"We (several council members) had a meeting with representatives from those banks and found out they will not lend a dime" under the proposed 10-year capital improvements surcharge, said Kennedy before the meeting.

Under the proposal, a homeowner substantially rehabilitating an occupied building must make up his investment during a period of 10 years.

The council's vote came after a loud and heated public hearing that last more than five hours and was attended by about 600 people in the auditorium in Hoboken High School

Members from the Alliance of Tenants Orginization, wearing orange T-shirts and holding signs that read, "Children first, landlords last," disrupted the meeting many times with hisses, boos and cheers, depending on which side was speaking.

Frank Tattoli, a contractor who said he lives in Glen Rock, asked Ranieri if he lived in Hoboken and wanted to know how much rent he charged his tenants.

Ranieri bolted up from his seat, grabbed the microphone and shouted, "Is this a personal attack?"

"I will get an endorsement from everyone of my tenants or I will give you my house. Don't you come into my town and accuse me ... are you out of your cotton-picking mind?" he screamed at Tattoli.

Ranieri said he owns a three-family home at 228 Hudson St.



jobs. The drastic government leaders automate is being Economic Develop-

Hoboken to provide loans

Hoboken is one of the hard-pressed New Jersey communities awarded some $5.3 million in federal Urban Development Action Grant money yesterday.

The city will use the $315,000 it will receive to provide low-interest mortgage loans for a housing development.

The grants are designed to revitalize urban areas by providing jobs, encouraging private investment and rebuilding neighborhoods.

Hoboken will provide loans for 20 qualified moderate income families for new two family homes to be constructed by the Caparra Homes Development Co. in the southwestern portion of the city.

The new owners will, in turn, rent out the top floors to people who have low and moderate income and qualify for federal Section 8 rent subsidies.

Earlier this year, Hoboken Community Development Agency Director Fred Bado asked the City Council for tax abatments for the project. The council never took the matter up and the developer later decided to drop the request.

shine Law

Helen Macri was available for comment.

Under the Sunshine Law, a quorum of council members may only gather in a properly advertised meeting, except under emergency situations. A quorum would include at least five of the nine council members.

LETTERS
TO THE EDITOR

Hob Reporter 11/4/88

Dear Editor:

Last week's editorial on the controversy between the city and the Hoboken Clergy Coalition stank. Its Solomon-like tone, its appearance of looking at both sides of the issue, were as phony as Reagan's hair color.

Just slightly beneath the surface, The Hoboken Reporter backs the Mayor's position--but the Editor suggests a nicer, cleaner approach. Cappiello says--"Get those bums out!"; the Reporter asks, "Why not move these unfortunates to an out-of-the-way location?"

Moreover, the Reporter editorial parrots the Mayor's claim that the center at Third and Bloomfield "attracts" out-of-town derelicts. (At the date of this writing no one has come forth with one scrap of proof that a single resident of the center has been newly "attracted" from out of town.) It goes on to first raise the notion that these homeless people down on their luck should be removed from the church and recycled to the facilities that no longer serve the poor, "the rooming houses and hotels of Hoboken." Then, quickly realizing the futility of that suggestion, the writer comes up with the idea of housing them in the attic of City Hall, the Port Authority Pier Buildings, and so forth.

An even more interesting suggestion than whether the homeless should be housed in the attic of City Hall is, What happened to the "traditional" facilities? Why do they no longer exist as as option for the poor?

And, following the Reporter's initial proposal, Can they be revived and rebuilt?

The answer to these interesting questions is one word: Gentrification.

The Mayor, the City Council, and other business elements of this city are hellbent on a course that will drive taxes, rents and property values sky-high, forcing poor and working people out of Hoboken, replacing them with stock brokers, lawyers, and business executives.

The Reporter wants the homeless out of the way "so they won't interfere with the neighborhoods." I live on Garden Street near Third and have not found any interference with the neighborhood coming from the church. What I do find to be an interference with the neighborhood are the condominiums going up there. In particular, I draw the editor's attention to what appears to be an old rooming house, now for sale right across from the church. It has been crudely remodeled into a multi-family housing unit and is priced at the silly and obscene sum of $138,000.

The editorial concludes with the pious observation that the Bible did not tell "us . . . to harvest the crop for the hungry and then bring the bums home to dinner."

"There is no need, other than for drama, to encroach upon others," the editorial murmurs.

Yes, Editor, let's keep the poorest of the poor alive but invisible--maybe down at the pier.

Let's keep talking around the issues, in the nicest way possible, of course , refereeing the exchanges between the Coalition and the Mayor's office with the light wit and heavy detachment of a host at a dinner party.

For most of us, this is no party. We can't help seeing this and other recent episodes of life in Hoboken--the arsons, the tax hikes, the rent boosts--as part of larger questions than those that have come up between an "irresponsible" Cappiello and a "coy" church leadership.

For us, the questions are not, was Cappiello responsible in this one instance, or whether the church leadership was coy in its response.

For us, the questions are, Who will control Hoboken?--the sellout buy-in business and their frontment at City Hall--or the overwhelming majority of Hobokenites struggling daily to get by?

Even more elementary, Who will live in Hoboken?

These are the questions that must be answered, but in order to be answered they must first be asked.

Rosemary D'Amico
Hoboken, NJ

Dear Editor:

I would like to take the opportunity to say "thank you" to the "Hoboken Good Girls" — Barbara Bracey, Ellen Bracey, Lizzet Rodriguez and Barbara Bosch

EDITORIAL

Hob Reporter 11/2/83

Guest Editorial

"Home is the place where, when you have to go there,
They have to take you in."

—Robert Frost
"Death of the Hired Man"

What will happen if the City Council passes the Ranieri amendment? The rehabilitation craze will cool off for a little while, and we'll all have six months to sit down and have a good long talk with each other about Hoboken's housing problems. That's not so bad, is it? It's a shame that the amendment has gone through so many changes; something much simpler would have done the job as well, and maybe even had a better chance of passing. But the Ranieri amendment is what's on the table; it's that or nothing, and it's now or never.

The big wheels in Hoboken real estate don't like to talk about the way they're bluffing and bullying people out of their homes. They also don't like to mention the fact that as long as Hoboken's had rent control, landlords have had a guarantee of a fair profit—something an investor can't get anywhere else. If the substantial rehabilitation exemption gets taken out of the law, the speculators will still get *at least* an 11 percent return on their investments. If the loophole stays in, a few thousand people will have to move, with no clear idea of where to go next. It's as plain as that, and there's no "let's suppose" about it. It's happening now. Ask anyone.

The tycoons tell us that renovation helps tenants. But it does nothing for people who live here now and can't pay New York rents. And it's no picnic to live in a house that's being torn down and rebuilt around you—not because you wanted it or needed it, but because someone wanted to get rich quick.

Of course, it's a different story when there's no one living in the building. Ranieri's amendment provides for a landlord to make his money back in five years if he improves an empty building. Nobody has any objections to this plan—not tenants, not bankers, not the developers themselves. As long as no one is being put out, there's no problem. An investor can make a very healthy return, and more power to him. When there's somebody already living in an apartment, the money comes back on a ten-year schedule, and that doesn't look as good to the money people. But that's the whole point: we don't want to see our neighbors chased out into the streets.

If the rent law is tightened, people will still need plumbers and electricians. Hardware stores will do good business, as they always have. Financial institutions will keep lending money for development—they have to, by law. In other words, life will go on, the same way it did before Hoboken was "discovered".

Hoboken's got by all these years because people cared. The folks who are in it for the money—they come and go, like all fair-weather friends. Hoboken may look blighted now, but that's mainly because of the big bucks you can make on buildings that are "delivered vacant".

Time was when we could count on fair, neighborly treatment from our landlords; just a few years ago, we didn't even need rent control. There was a time, too, when a good number of buildings really needed upgrading, and that's why the city decided to encourage substantial rehabilitation. But nowadays the speculators need rehab more than the buildings, and everything's got out of hand. De-control is too easy to get and too hard to resist, and it's destroying the Hoboken that people came from all over the world to find.

If an investor walks away from a property, the community can live with it. If the neighbors leave the neighborhood, what's left? Come to the Council meeting Wednesday night, Nov. 2, and tell them how it affects you.

John Calligy, Martha Globus, Greg Millman
and The Hoboken Community Association

Landlords win Hoboken rent fight

JJ 11/3/83



Photo by Jeff Huntley

Demonstrators at the Hoboken City Council meeting last night hold up signs urging the passage of an amendment to the city's rent control ordinance. The amendment, which would have limited the amount of rent increases, was defeated 6-to-3.

By Earl Morgan

At the end of a boisterous five-hour meeting attended by approximately 750 people, the Hoboken City Council last night, in what observers called a victory for landlords, defeated a controversial amendment to the city rent-control ordinance by a vote of 6-to-3.

The council members who voted for the measure — designed to limit costs that could be passed along to the tenants in buildings where substantial rehabilitation was done — included the sponsor, Councilman Robert Ranieri, and Councilmen Pat Pasculli and Thomas Vezzeti.

Voting against the measure were Council President Helen Macri, Councilmen Thomas Kennedy, Anthony Romano, E. Norman Wilson and Salvatore Cemielli and Councilwoman Helen Francone.

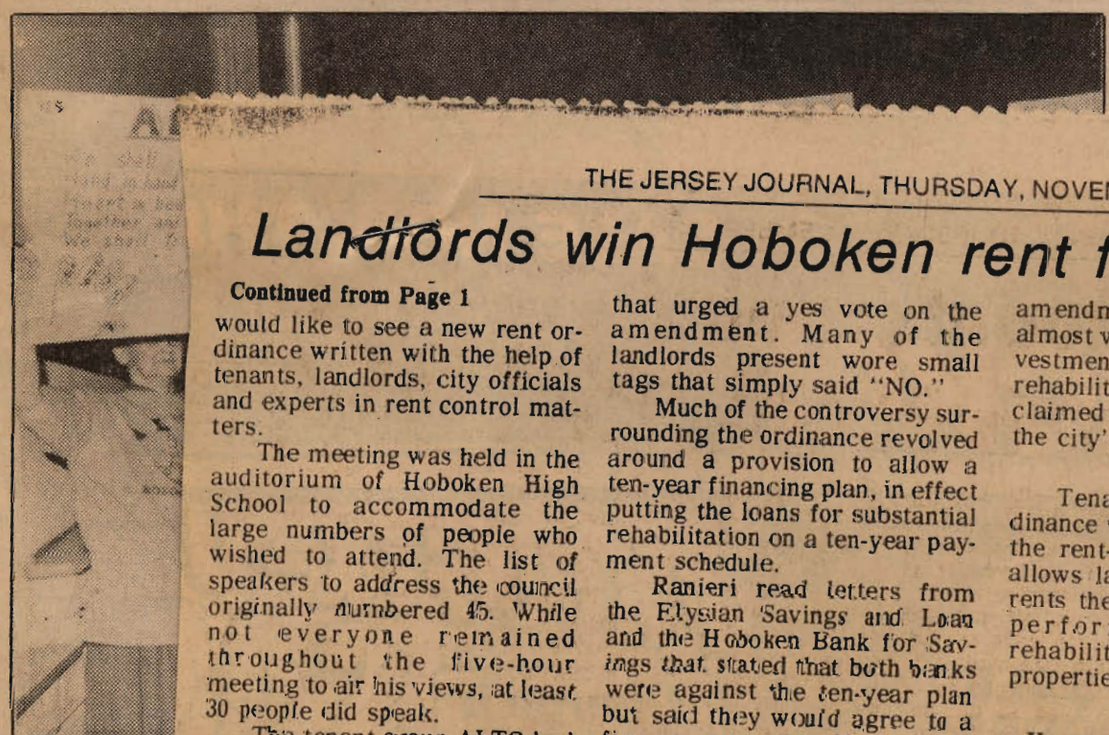
The dissenting council members all cited the vagueness of the ordinance as the reason they were voting against it.

The council members voting against the measure said they

See LANDLORDS — Page 27.

Landlords win Hoboken rent fight

JJ 11/3/83



By Earl Morgan

At the end of a boisterous five-hour meeting attended by approximately 750 people, the night, a vic- ated a to the ce by a

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THE JERSEY JOURNAL, THURSDAY, NOVEMBER 3, 1983 27

Landlords win Hoboken rent fight

Continued from Page 1

would like to see a new rent ordinance written with the help of tenants, landlords, city officials and experts in rent control matters.

The meeting was held in the auditorium of Hoboken High School to accommodate the large numbers of people who wished to attend. The list of speakers to address the council originally numbered 45. While not everyone remained throughout the five-hour meeting to air his views, at least 30 people did speak.

The tenant group ALTO had their forces marshalled around the auditorium carrying signs that urged a yes vote on the amendment. Many of the landlords present wore small tags that simply said "NO."

Much of the controversy surrounding the ordinance revolved around a provision to allow a ten-year financing plan, in effect putting the loans for substantial rehabilitation on a ten-year payment schedule.

Ranieri read letters from the Elysian Savings and Loan and the Hoboken Bank for Savings that stated that both banks were against the ten-year plan but said they would agree to a five-year payment plan in the ordinance.

Landlords argued that the amendment would limit and almost wipe out any profit on investments they could make to rehabilitate their property. They claimed the ordinance would end the city's revitalization.

Tenants claimed the ordinance would plug a loophole in the rent-control ordinance that allows landlords to charge any rents they wish after they have performed substantial rehabilitation work on their properties.

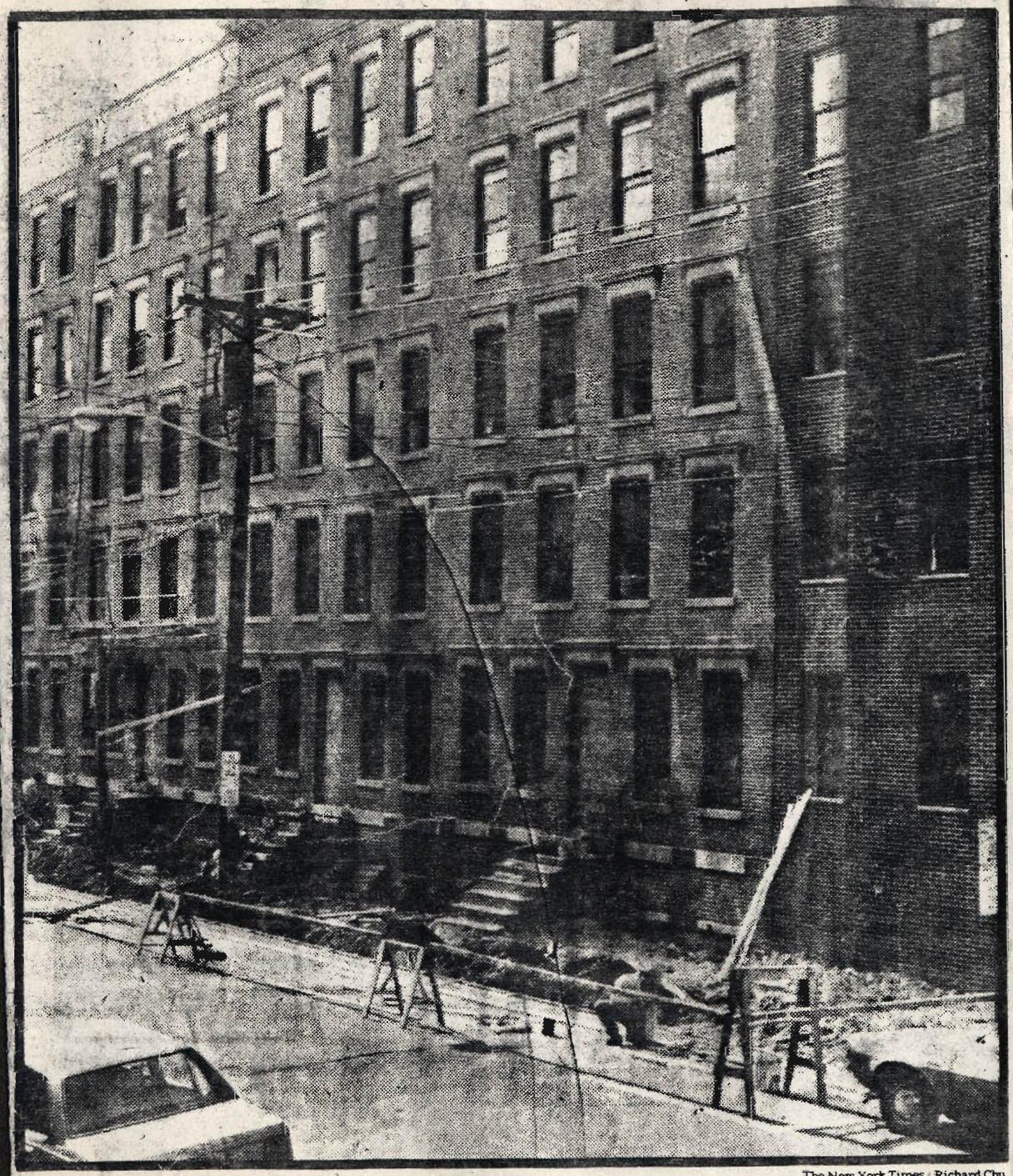
Know the issues. Read the Opinion pages in The Jersey Journal every day.

Demon ing the amendment, which would have limited the amou defeated 6-to-3.

See LANDLORDS — Page 27.

SPEAKING PERSONALLY

rom an Ex-Tenant in Hoboken



The New York Times / Richard Chu

Buildings being remodeled in Hoboken

bought a croissant or evicted a tenant.

I know what's wrong with me: I spent too much time trying to become a writer and make enough money to survive, and too much money helping suffering animals and righting injustices.

I should have listened to you when you once told me:

"If you don't have money, you better beg, borrow or steal it."

After all, money is what it's all about in the new Hoboken.

Sincerely yours,

REPENTANT EX-HOBOKENITE

At the writer's request, her name has been withheld.

SPEAKING PERSONALLY

Letter From an Ex-Tenant in Hoboken

DEAR MR. LANDLORD:

I KNOW how difficult it was for you to dispossess me from the reasonably priced Hoboken apartment I rented from you, an apartment in which I lived happily for more than seven years, paying my rent on time.

I know you feel bad, because your wife told me so when she promised to ask your lawyer if I could have more than 30 days to find a new place.

I also realize the difficulty you must have to maintain your good-guy image, which you need to continue to make a lot of money on the community. And so I am sorry that, by asking my friends and neighbors for help in finding an apartment, you were put in a bad light.

I know how bad you feel about that because my lawyer told me that you might get your own lawyer because I'm "bad-mouthing" you.

It's also too bad that I couldn't just leave so that you could establish residence and free the whole house because, after all, many people are making a killing in Hoboken.

As one real-estate broker put it, he came from Boulder, Colo. to Hoboken 14 months ago because "this is the hottest little corner in the United States." So why shouldn't you start working on your first billion (Fortune magazine doesn't even list millionaires like you anymore).

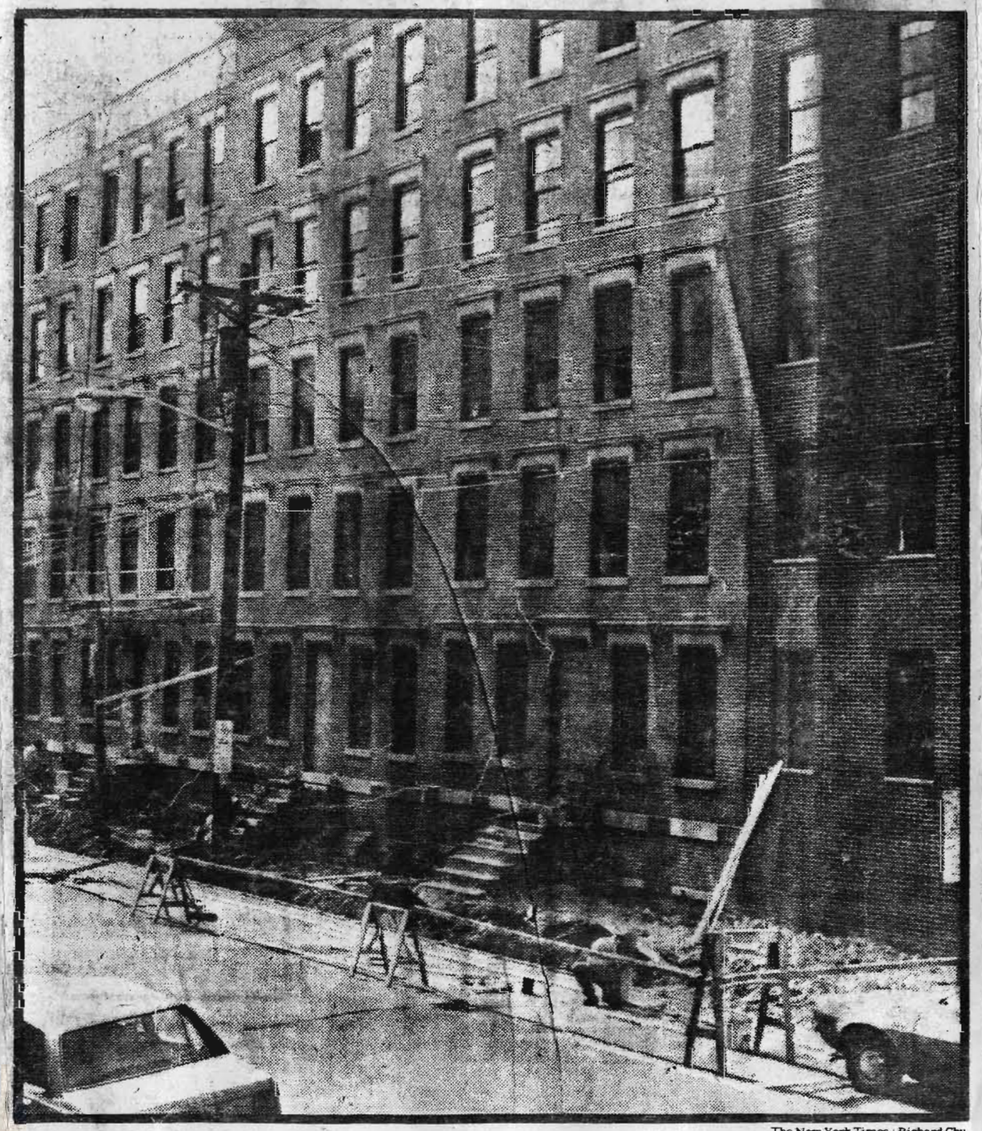
Unfortunately, I can't just fade away like lots of my neighbors who found themselves in the same predicament. I'm too young to go to an old people's home, too old to go back to my parents. I can't afford to buy a house — and I have pets.

(My neighbor told me that I should get rid of my cats and start dealing in cocaine, and then I'd be sure to pass muster and land the best condo in town.)

I wonder whatever became of that old man who owned the butcher shop around the corner for about 40 years who had to get out to make way for another antiques shop? I'm told he died a few months after he gave up the store.

I often wonder what he died of. But no matter, he really wasn't in the Hoboken image — his hair wasn't designer-cut and he never owned an attaché case, three-piece suit or Walkman headset.

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The New York Times / Richard Chu

Buildings being remodeled in Hoboken

I know what's wrong with me: I spent too much time trying to become a writer and make enough money to survive, and too much money helping suffering animals and righting injustices.

I should have listened to you when you once told me:

"If you don't have money, you better beg, borrow or steal it."

After all, money is what it's all about in the new Hoboken.

Sincerely yours,

REPENTANT EX-HOBOKENITE

At the writer's request, her name has been withheld.

ENVIRONEWS | Leo H. Carney

TWO state advisory councils are preparing a report for Governor Kean on acid rain. It will be a basis for the Governor's first concrete proposal on the subject, which he will present to the Council of Northeast Governors (CONEG) next month.

Acid rain or, more accurately, acid deposition will be one of the main topics at a conference of the council to be held at the Meadowlands Hilton on Dec. 4 and 5, said Herbert Wortreich, Assistant Director, Air and Noise Quality, of the state's Division of Environmental Quality, an arm of the Department of Environmental Protection.

Mr. Wortreich said that the Governor's Science Advisory Committee and the Clean Air Council were compiling a report based on testimony taken at a hearing in Trenton last month.

The hearing, he said, was held to assess the known or potential environmental and economic effects of acid deposition on surface waters, wildlife, marine life, vegetation, property, recreation and agriculture.

"The Governor is chairman this year of CONEG," Mr. Wortreich said, "and the report being generated will serve as the basis for a proposal to the council."

Acid deposition occurs when the sulfuric byproducts of fossil-fuel combustion — from motor vehicles and industry, for example — combine in the atmosphere and return to the earth as acid rain, snow, mist and even dust particles.

The testimony last month indicated that probably millions of dollars in damage was being done in New Jersey to buildings, automobile finishes and natural resources such as fish and pine forests. However, as previously reported, scientists and state officials are uncertain if these effects can be both qualified and quantified because of previous damage from other sources of pollution.

For further information on the conference, call Cindy Gordon at the D.E.P.: (609) 292-5383.

Meanwhile, the Association of New Jersey Environmental Commissions is preparing for the first statewide measurement of acid rain. With $35,000 in private grants, it has recruited 230 volunteers who will attend courses starting Nov. 15.

Ann Morris, a spokesman for the Mendham-based association, said that volunteers would use rain gauges and be told how and when to regularly test for acid deposition near their homes for 15 months. She said it was hoped the measurements would be compiled into an interpretive report.

Water Violations

Debra Kaufman, a spokesman for the New Jersey Public Interest Research Group, a nonprofit citizens' organization, said that 100 volunteers donned old clothes and hip boots last weekend to inspect 15 rivers and streams for pollution and other water-quality violations.

Although the results will not be reported and the names of the companies released for a few more days, Miss Kaufman said, two of 10 illegal discharges found were said to have been in a tributary of the Raritan River in New Brunswick and Assunpink Creek in Trenton, one of the Delaware River's feeder streams.

Miss Kaufman explained that the violations were being checked against the terms of the companies' respective pollution permits under the National Pollution Discharge Elimination System, a permit system of the Federal Clean Water Act.

The system defines the classes and volumes of waste that can be emptied into a waterway and the means used to discharge them.

Miss Kaufman said that the 10 suspected violators either had no permit for outfall lines or that the wastes were above normal temperature or acidity.

The complaints will be put in writing, Miss Kaufman said, and be submitted to the Department of Environmental Protection for legal or administrative action. That state agency is now responsible for enforcing the pollution discharge regulations, she said.

Last May, the public-interest group sued 19 companies found to be illegally discharging waste into rivers and streams. Edward Lloyd, its lawyer, said that 15 of those cases were being adjudicated and four were being negotiated with the companies.

Among the companies sued were Public Service Electric and Gas, Monsanto Chemical and Southland Chemical.

According to Miss Kaufman, these companies had 100 or more violations that they themselves reported regularly to the Federal Environmental Protection Agency, but for which no action was taken.

However, she said, because of manpower limitations, both the E.P.A., and now the Department of Environmental Protection "don't go out to check these violators on a regular basis like we can but, instead, go out maybe once a year."

"The regulatory agencies were seldom taking any action against these polluters," Miss Kaufman said. ■

, 'unsafe' building

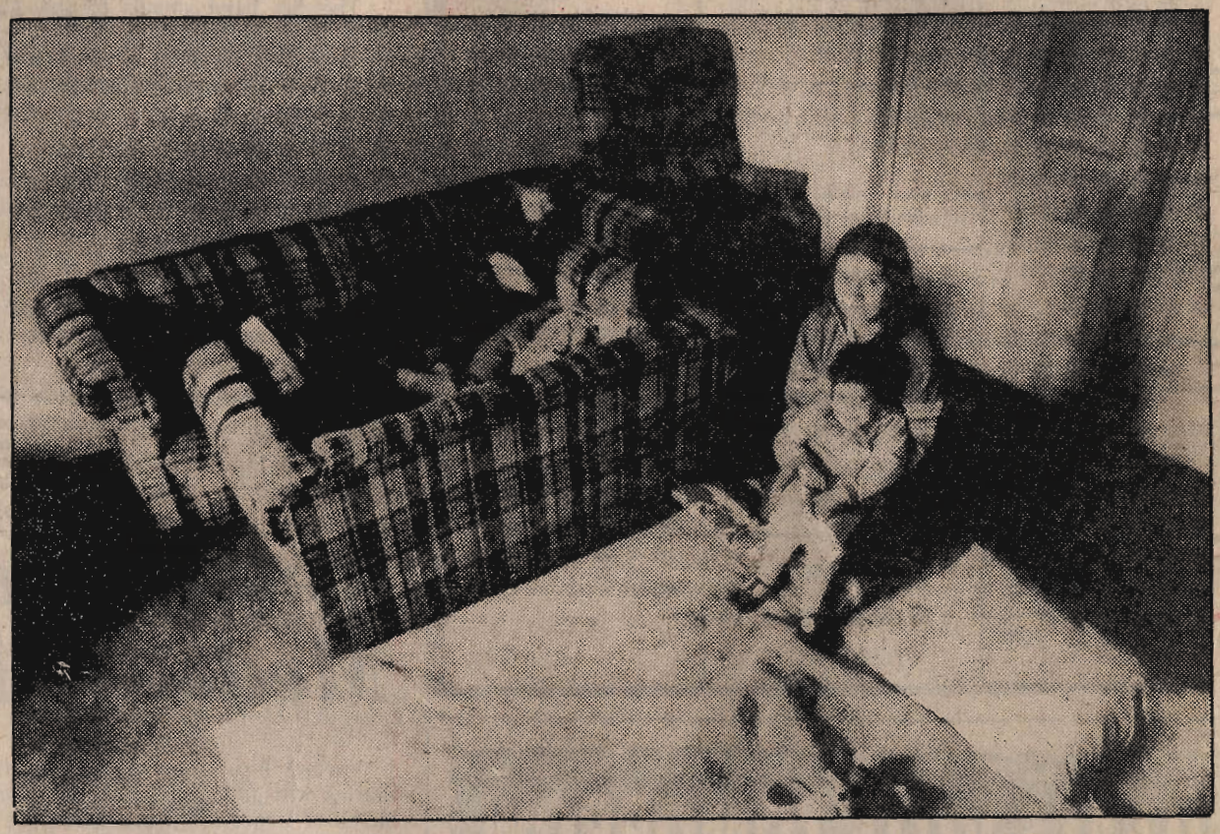


Photo by M. Kathleen Kelly

CLARA JOHNSON, her daughter Kerrie, in her arms, and her sons Steven and Robert, together on the couch, sit in the living room of their apartment in the condemned building at 318 Sixth St., Union City, yesterday.

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The apartment, which was checked and approved by a welfare caseworker, did have running water and electricity when it was inspected.

During a few weeks in July, Johnson said, the electricity was turned off because the landlord failed to pay the bill. It was, however, eventually turned back on, she said. She said the landlord was named Carlos Garcia, address unknown, but this could not be confirmed.

"I paid the landlord $375 a month rent, and I had also given him $375 for security," Johnson said as she walked to the kitchen to turn several pieces of chicken she was frying on a hot plate she had bought from some friends for $15.

"There was no refrigerator, and I couldn't use the stove after the gas company turned the gas off because the landlord did not pay the bill," Johnson said, adding that for a month she would cook at a friend's house and them bring the food back to the apartment to feed her children.

In July, the landlord came to demand that the tenants pay their rent, and because Johnson and the other tenants refused to pay, he ripped out the water pipes, Johnson said. Both the tenants and the squatters were forced to use water from the hydrant, Johnson said.

"The oldest is not going to school because he's sick, and for me to send my other boy I have bathe him in a neighbor's house," Johnson said as she watched her daughter to make sure she would not get too close to the elctric heater.

With temperatures dropping to the low 40s, the Johnson family huddles together at night in the living room to sleep near the heater.

The sons sleep on one of the used sofas that were purchased with money supplied by the welfare department, and Johnson and her daughter share a mattress that is placed on the floor.

"I only hope that we can find an apartment before the holidays," Johnson whispered.

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Life is grim in cold, 'unsafe' building

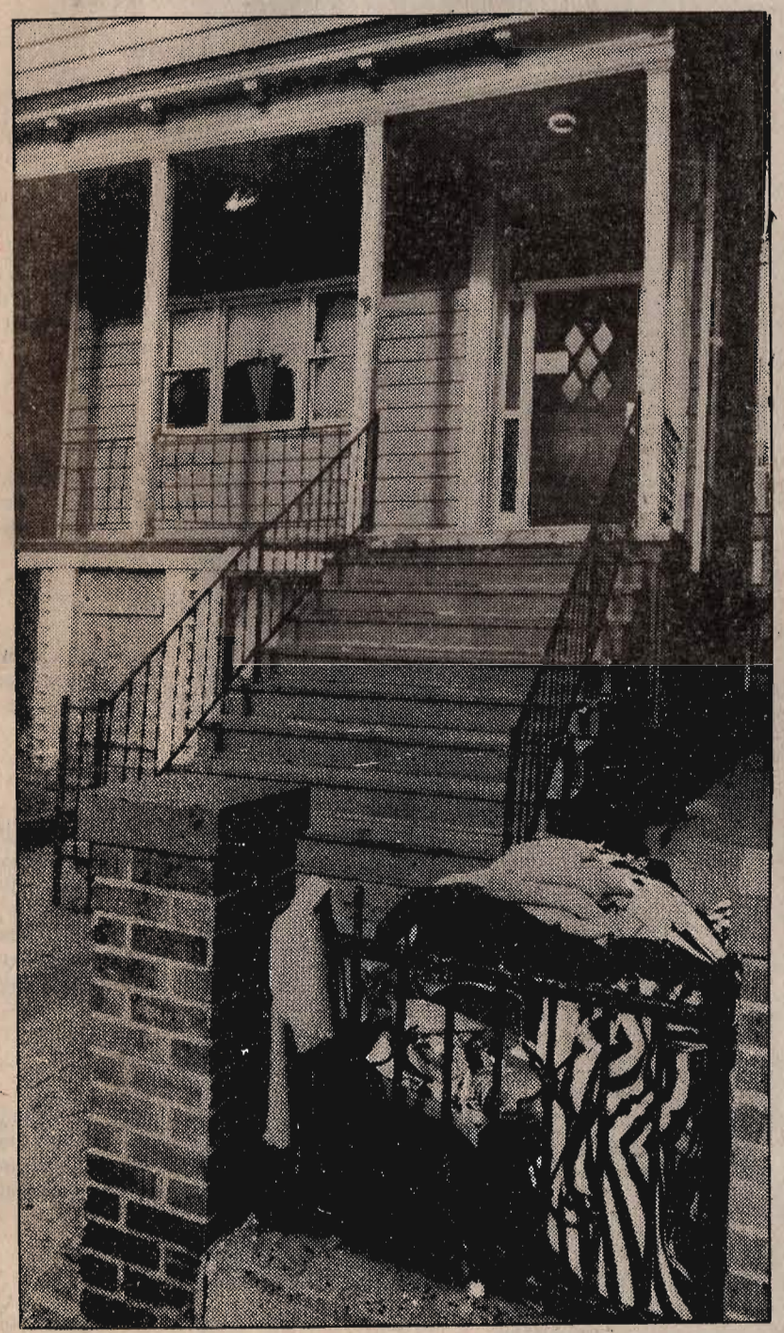


Photo by M. Kathleen Kelly

THIS HOUSE at 318 Sixth St. in Union City has been condemned by the city because it has been without heat or running water for two months.

By CARLOS ALEJANDRO
Staff Writer

UNION CITY—The black sign with bold yellow letters on the door of the apartment house at 318 Sixth St. reads, "This structure is declared unsafe for human occupancy or use."

But for 30-year-old Clara Johnson and her three children, who recently moved out of a center for battered wives in Jersey City, it is the only place they can call home.

"We have no place to go," Johnson said as she sat in the living room of her three-room apartment, where the only comfort from the cold comes from a small electric heater. "It's the children who are really suffering now. I'm scared more now because winter is just around the corner, and I know that we won't be able to survive here."

Union City authorities were first made aware of the building when an Aug. 8 fire broke out in a wooden structure in the rear of the house, where some squatters had been living.

"Its really a sad situation," said Vincent P. Rossi, the state and municipal housing inspector who has successfully relocated most of the other occupants. He hopes to have the Johnson family relocated within a week.

"The building was out of control. There were squatters occupying the wooden shack, the basement and two of the apartments," Rossi said. He added that he chose to let the two legal tenants remain in the building while he made arrangements to have them moved into other apartments.

There was an enormous amount of debris throughout the building. Rossi said he had the shack and other sections of the house boarded up soon after the building was condemned.

Johnson moved into the apartment in January with her two sons, Robert, 8, and Steven, 11, and her 2-year-old daughter Kerrie Ann. She said she was allowed to stay at the battered wives center for only one month before finding the apartment.

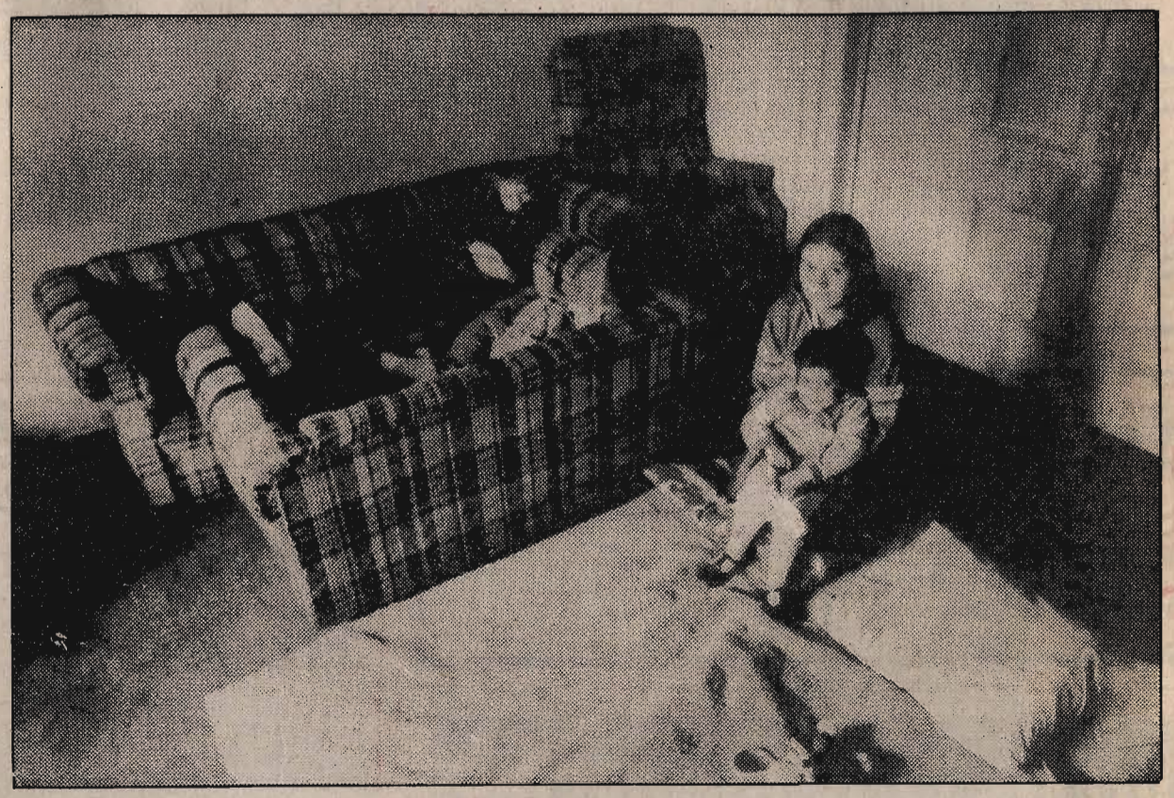


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Rent Control Loses

INCORPORATING THE
HOBOKEN PICTORIAL

11/9/83



NANCY TSUCHIYA

Hoboken City Council members Thomas Vezzetti, Robert Ranieri, Helen Macri and Thomas Kennedy were photographed during the public rent control hearing at Hoboken High School.

LETTERS TO THE EDITOR

Hob Reporter
11/9/83

Dear Editor:

Here's a letter I never mailed to my landlord:

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...tor Loses

...Tsuchiya

There were boos. There were cheers. There were phrases like "the spirit of capitalism must be tempered by Democracy," and "have faith in what America stands for...capitalism works!" Landlords were viewed as either "ruthless" or "forced into subsidizing their tenants." Rents being received were described in terms of $125-$200. Rents being asked were described as $700-$1000. Those backing the amendment brought children with them and carried placards. Those opposed carried file folders.

Councilman Robert Ranieri brought to the meeting two letters from local lending institutions containing statements regarding the fiscal soundness of the proposed amendment. He emphasized the sections in both letters which stated the recognition of the viability of the five year capitalization clause. A clause which states that costs of capital improvements may be added to the apartment's base rent to achieve a five year cost recovery...if the rental unit is vacant and has been vacated voluntarily.

Councilman Thomas Kennedy picked up the same letters and read paragraphs by both banks stating the non-viability (in lending terms) of the 10 year capitalization clause. The ten year clause requires the cost recovery for capital improvements made on an occupied apartment be spread over a ten year period.

The hearing went on for four hours. The vote was taken and the amendment was

continued on page 22

...Although the amendment ... advisory capacity...

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Repentant Ex-Hobokenite

...ontrol Loses

continued from page 1

defeated. Ranieri, the amendment's author, commented the next day that he had enjoyed more support the night before from the general community that he had during the entire Assembly campaign, or for that matter, *any* campaign he'd run in. He said that he'd gone into the Council meeting optimistic about the passage of the amendment. He said that he was not surprised at Republic Council President Helen Macri's no vote, or at the votes cast by Councilmen Anthony Romano, Thomas Kennedy or Mary Francone. But he said he was surprised by the no votes cast by Councilman Norman Wilson and Salvatore Cemelli.

Ranieri said that he had hoped that Wilson, the Executive Director of HOPES, would cast his vote on the side of the poor and working class residents who favored the amendment. And he expressed shock at Cemelli's no vote, whose third ward constituency Ranieri described as the heart of the hardworking residents of the city. "At least 80 percent of the people in that ward are renters," he said.

Wilson and Cemelli both claim that their no votes were cast with the conviction that the long term welfare of their constituency required it. They expressed fear that the amendment might jeopardize the badly needed housing revitalization currently underway in town. This concern was expressed by all the Councilmen voting no.

Although the amendment as presented for vote ended with a self-destruct clause dated April 30,1984, Councilman Cemelli expresed his doubts that once passed it would easily disappear in April.

According to Helen Macri, neither Wilson nor Cemelli had indicated their voting intention in the Caucus meetings of the previous week. But she pointed out that the amendment up for vote was still in the design process then.

In spite of the amendment's failure, there was a shared feeling of urgency among the Councilmen to get on with the comprehensive rewriting of the Ordinance itself.

Two days after the amendment's defeat, Council committees were at work designing a process to accomplish the rewrite task. And at today's caucus meeting that process is continuing as names are being submitted for consideration of people who the Council will seek to include in the process in an advisory capacity. □



NANCY TSUCHIYA

..., Helen Macri and control hearing at

THIS WEEK'S SPECIAL BU...

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Dear Editor:

Hoboken has over 1500 subsidized apartment units privately held and another 1200 owned by the Hoboken Housing Authority. While rent control does not directly affect subsidized housing in Hoboken, subsidized housing has been repeatedly mentioned by both sides in the rent control dispute. The following remarks were particularly in error:

a. A real estate broker alleged that Applied Housing houses only welfare families and that Hoboken will be faced with a choice between the welfare families of Applied Housing and the rich condo owners.

b. Tax abatement was mentioned as hurting the homeowner and regular taxpayer in Hoboken.

On behalf of the tenants and the management of Applied Housing I wish to address these points.

Subsidized housing is not "welfare housing". Subsidized housing merely provides that if your income is less than a certain level, your rent will be subsidized by the federal government. In Hoboken, a family of 4 earning $19,000 or less is eligible to be subsidized. The family pays 30 percent of its income for rent, and the government pays the difference between that and the true rent.

True rents at Applied Housing are set by the federal government. It consists of the mortgage payment, the operating expenses, the in lieu service payment agreement (taxes) and an 8 percent limited dividend on the owner's original cash investment in the building. Unlike the rehabilitation that is taking place in many of the buildings in Hoboken, Applied Housing's rehabilitation must comply with all modern (BOCA) codes including fire and safety. Such rehabilitation costs are generally much more than that of a non-subsidized rehabilitation. The original 800 or so Applied Housing units in Hoboken average only about $350-$400 per unit in true rent. Today, with interest rates at 12 and 13 percent, true rents amount to $700 or $800 per apartment or more a month.

Unlike private landlords, however, Applied Housing is further limited because it cannot sell the buildings without the permission of the federal government and therefore, in effect, no matter where the rental market goes, Applied Housing cannot sell out. If private owners who were rehabilitating in Hoboken agreed to limit their rent to mortgage cost plus a return of 8 percent, not sell the buildings for 20 years and keep them available at the same rents, increased only by increase in costs, then I am sure there would be no need for rent control. Because private owners don't want these restrictions, their situation is nothing like that of subsidized housing.

Contrary to popular opinion, Applied Housing does pay real estate taxes to the city of Hoboken. But, because the federal government is subsidizing rents, it requires that Applied Housing have an agreement with the city of Hoboken as to what taxes will be for the predictable future. This is so the government can protect itself against having to pay huge subsidies because cities decide to charge huge taxes to subsidized housing. Applied Housing units average over $400 per apartment unit per year in taxes. This amount is far more than the taxes which were paid by the apartments before the rehabilitation and also is comparable to what the average owner of apartments pays in Hoboken.

We hope that the foregoing clears up some of the confusion about the role of private subsidized housing in the city of Hoboken.

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a. A real estate broker alleged that Applied Housing houses only welfare families and that Hoboken will be faced with a choice between the welfare families of Applied Housing and the rich condo owners.

b. Tax abatement was mentioned as hurting the homeowner and regular taxpayer in Hoboken.

On behalf of the tenants and the management of Applied Housing I wish to address these points.

Subsidized housing is not "welfare housing". Subsidized housing merely provides that if your income is less than a certain level, your rent will be subsidized by the federal government. In Hoboken, a family of 4 earning $19,000 or less is eligible to be subsidized. The family pays 30 percent of its income for rent, and the government pays the difference between that and the true rent.

True rents at Applied Housing are set by the federal government. It consists of the mortgage payment, the operating expenses, the in lieu service payment agreement (taxes) and an 8 percent limited dividend on the owner's original cash investment in the building. Unlike the rehabilitation that is taking place in many of the buildings in Hoboken, Applied Housing's rehabilitation must comply with all modern (BOCA) codes including fire and safety. Such rehabilitation costs are generally much more than that of a non-subsidized rehabilitation. The original 800 or so Applied Housing units in Hoboken average only about $350-$400 per unit in true rent. Today, with interest rates at 12 and 13 percent, true rents amount to $700 or $800 per apartment or more a month.

Unlike private landlords, however, Applied Housing is further limited because it cannot sell the buildings without the permission of the federal government and therefore, in effect, no matter where the rental market goes, Applied Housing cannot sell out. If private owners who were rehabilitating in Hoboken agreed to limit their rent to mortgage cost plus a return of 8 percent, not sell the buildings for 20 years and keep them available at the same rents, increased only by increase in costs, then I am sure there would be no need for rent control. Because private owners don't want these restrictions, their situation is nothing like that of subsidized housing.

Contrary to popular opinion, Applied Housing does pay real estate taxes to the city of Hoboken. But, because the federal government is subsidizing rents, it requires that Applied Housing have an agreement with the city of Hoboken as to what taxes will be for the predictable future. This is so the government can protect itself against having to pay huge subsidies because cities decide to charge huge taxes to subsidized housing. Applied Housing units average over $400 per apartment unit per year in taxes. This amount is far more than the taxes which were paid by the apartments before the rehabilitation and also is comparable to what the average owner of apartments pays in Hoboken.

We hope that the foregoing clears up some of the confusion about the role of private subsidized housing in the city of Hoboken.

Raul Morales
Director of Management
Applied Housing
Hoboken, NJ

EDITORIAL

Guest Editorial

This guest editorial is in response to the editorial regarding the Hoboken Shelter which appeared in our Oct. 12th issue.

October 13

Your editorial in the Hoboken Reporter is factually inaccurate, offensive to the Judeo-Christian faith tradition, vindictive and exegetically unsound.

1. The Hoboken Clergy Coalition met with the mayor for six weeks (January-February 1983) attempting to identify a public building to house Hoboken's homeless. No public buildings are available and for obvious reasons the mayor refuses to speak with us about the use of public buildings.
2. Hoboken's skid row as you speak of has been gentrified and/or "burned out". Many rooming houses were the first buildings to be eaten up in this housing resurgence. The fire at the American Hotel remains listed as arson and unsolved. Is it not interesting to your publication how much low-income housing stock has been lost to speculation, arson and other real estate interests?
3. The Hoboken Clergy Coalition has been operating this shelter for more than three months prior to all this "drama". This "drama" was instigated by the building inspector's claim that a Church is violating zoning laws when it is sheltering people. Why shouldn't the New York media be interested in New Jersey news? Especially, when this news contradicts the manner in which government and religious people are responding to sheltering in New York. When the mayor of Hoboken goes on New York media and claims there are no homeless in Hoboken and the media then interviews half a dozen or more of Hoboken's homeless in front of City Hall, who is providing the "comedy" or the "drama" if it is not City Hall? The media are not suddenly focusing upon the homeless but rather Hoboken's naivete.
4. The shelter *does not* function for 50 people. Rather the shelter serves 30-35 people and that is all we can serve. We have been filled to capacity since August 30th. To be blunt there is no room at the inn. Therefore, we cannot possibly attract additional people because there is no place for them to stay.
5. We are not "feeling embarrassed". We have been ministering to the poor of this commmunity for years. Perhaps the embarrassment is on the part of those who are becoming conscious of what the Churches have been and continue to do. We operate a soup kitchen, a shelter, a food pantry, and a clothing bank for the poor of this city. The spotlight is now being focused upon the ministry provided thorugh the clergy leadership of the Hoboken Churches and Synagogue, an embarrassment to the failure of this city's administration. You are vindictive and inhuman when you say "beggars and drifters are like flies" or that these people are "bums". We are responding to members of our community who have been displaced, evicted, lost their jobs, etc.
6. There appear to be no New Jersey statutes for defining *shelter*. The city is correct in attempting to clarify what codes will apply. Part of the argument involves this very distinction. Your use of the word "dormitory" indicates a misunderstanding of this vital issue. We are operating a "shelter for the homeless", not a dormitory. Zoning codes define building codes as you well know. If you had read the zoning code that Al Arrezzo is challenging us upon, you would know that the Church is zoned to be a place of worship with accessory uses. The question is whether sheltering is legally considered an "accessory use" for a place of worship.
7. Your critical judgment on the intention of the clergy of this city is appalling.

a) Where else do we learn about the intention of God's work for us except through Scripture?

b) How can we possibly be attracting anyone if we are at full capacity? We do not pose the problem. $200,000 has been distributed to other organizations in Hudson County who are also doing sheltering in their communities. We are simply sheltering Hoboken's homeless.

c) "The clergy want to be saintly"—if saintly is being among beggars and drifters then you had better read the Christian Gospel of Matthew, Mark and Luke beause that is exactly what Christians, not just clergy, are called to do, isn't it?

d) The parable of the marriage feast clearly does tell us to go out into the highways and byways to invite the uninvited to attend the feast.

In conclusion, I am dismayed by the sarcasm and human debasement that pervaded the editorial. The issue of sheltering the homeless is a result of our historic circumstances. Many of us sense this community becoming increasingly polarized. Many well-to-do people of this city believe that the poor should be thrown out. Unfortunately, these people are the very people who also own the corn and the wheat. They must protect and must hoard their investments and speculations. The Judeo-Christian tradition has been very clear on this issue. You cannot serve both God and money if you are in life for monetary profit, then God in the human person must be abused, displaced, jailed, or even murdered. If you are in life for becoming God conscious, then monetary gain is secondary in the face of human suffering. The Church as the conscience of this community places the question squarely before us. In throwing out the poor, "bums and flies", have we not sold ourselves and our city to the powers of darkness?

Geoffrey B. Curtiss
Rector, All Saints Episcopal Parish
President, Hoboken Clergy Coalition.

JJ 11/8/83

Hoboken won't fight shelter for homeless

By James Kopchains

The decision by a Superior Court judge to allow the Hoboken Clergy Coalition to run an adult shelter in Hoboken apparently won't be challenged by the city.

Thomas Calligy, the city's assistant attorney, said that although no firm decision has yet been reached, he doubted that the city will appeal the decision by Judge Burrell Humphreys allowing the shelter to remain open at 300 Bloomfield St.

Calligy said he'll meet with Alfred Arezzo, the city's construction code official, to determine if the city should continue its legal challenge.

Arezzo had ordered the shelter, which has been open since Aug. 15, closed in September because it failed to meet zoning requirements and lacked a proper certificate of occupancy for overnight accommodations. In addition, an inspection of the stite last month turned up some very serious fire and safety violations.

However, Humphreys allowed the shelter to remain open, but ordered the coalition to drop the number of adults allowed in the shelter each night from 30 to 20.

Hot Reports 11/9/83

City Council - The proposed amendment to the Hoboken Rent Control Ordinance failed in a six to three vote at the Nov. 2 Council meeting. The council approved the Mayor's appointment of James Starrett, 807 Castle Point Terrace, to the Planning Board. Mr. Starrett will fill the vacancy left by the late Wilson T. Crisman, Jr. Council committees began work on the establishment of a framework for the rewriting of the Rent Control Ordinance last Friday. At today's caucus meeting it is expected that Council members will begin submitting names of people to serve in an advisory capacity to the Council as it hammers out the details of a new ordinance in the months ahead.

Waterfront - Mayor Cappiello and several members of the City Council met with representatives of the Port Authority and the General Services Administration last Thursday to discuss the purchase of Piers A, B and C from the Port Authority. Although Mayor Cappiello said that no price had been set at the meeting one source from City Hall indicated that the City was expecting an offer to be submitted for slightly over $3 million.

Shelter - The Coalition of Hoboken Clergy has secured an architect to design the Shelter for the Homeless space at St. John's Lutheran Church to comply with the requirements set forth by the Building Inspectors Office. Reverend Geoffrey Curtiss says he expects to receive the completed drawings within a week, upon which construction will begin immediately.

The Coalition has been informed that the Public Advocates Office of the State is preparing a legal suit challenging that municipalities be responsible for providing for their homeless. Hoboken will be one of many cities to be litigated in this suite, said Curtiss. □

Rent Control Loses

H Reporter 11/9/83

By Nancy Tsuchiya

There were boos. There were cheers. There were phrases like "the spirit of capitalism must be tempered by Democracy," and "have faith in what America stands for...capitalism works!" Landlords were viewed as either "ruthless" or "forced into subsidizing their tenants." Rents being received were described in terms of $125-$200. Rents being asked were described as $700-$1000. Those backing the amendment brought children with them and carried placards. Those opposed carried file folders.

Councilman Robert Ranieri brought to the meeting two letters from local lending institutions containing statements regarding the fiscal soundness of the proposed amendment. He emphasized the sections in both letters which stated the recognition of the viability of the five year capitalization clause. A clause which states that costs of capital improvements may be added to the apartment's base rent to achieve a five year cost recovery...if the rental unit is vacant and has been vacated voluntarily.

Councilman Thomas Kennedy picked up the same letters and read paragraphs by both banks stating the non-viability (in lending terms) of the 10 year capitalization clause. The ten year clause requires the cost recovery for capital improvements made on an occupied apartment be spread over a ten year period.

The hearing went on for four hours. The vote was taken and the amendment was

continued on page 22

boat marinas. The entire development will be connected to Manhattan by both ferries and boat taxi service, and will be marketed as the most convenient and accessible hotel and office complex to the west side of Manhattan, just a few minutes from the

boken's own future plans for waterfront redevelopment; charging that Hartz Mountain's preliminary traffic and air quality studies were inadequate; and suggesting that Hartz Mountain's application at this time was premature.

over the next thirty years. Such a plan must consider a major north-south arterial roadway along with east-west cuts leading to the waterfront; waterway access from Manhattan and other mass transit alternatives for both sides of the Hudson de-

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Nov 10-83

Hispanic tenants claim bias

By James Kopchains

The New Jersey State Civil Rights Division may become involved in a racial discrimination suit against a Hoboken landlord on behalf of one of his tenants.

A complaint has been filed with the division against Allen Richards, owner of a 10-unit apartment house at 816 Willow Ave., by the Alliance of Tenants Organizations (ALTO) charging him with trying to evict Hispanics from the building illegally.

Officials of the Newark office of the state Civil Rights division said the case has been given to its housing section for investigation. If accepted, the division would join ALTO in support of the complainant, Lydia Perez, in the suit.

Garcia said that the Willow Avenue complaint was part of a group of complaints sent to the division on housing in Hoboken. He said it was pulled from the rest for separate investigation because of the immediate need of the tenant. He said that Mrs. Perez is scheduled to be evicted from her apartment by Nov. 15.

According to Juan Garcia, an ALTO official, Mrs. Perez has repeatedly been harassed to force her eviction. Garcia said that all Hispanic tenants in the building have had eviction notices sent to them, while none have been sent to other tenants.

The landlord has reportedly denied all charges.

In other ALTO business, the group is

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Garcia said.
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On the Waterfront

continued from page 1

waterfront site is still at a conceptual stage. It hired the architectural firm of Wallace, Roberts, and Todd of Philadelphia to come up with a plan calling for development in two stages. The first stage will include the substantial rehabilitation of one building on the property; the erection of a new office tower; the construction of a 5-story parking deck; the opening of a high quality seafood restaurant; and the building of a heliport facility on the development's northern edge.

The second stage will involve the construction of a major hotel and conference complex; additional office construction; luxury condominiums; and two sizable boat marinas. The entire development will be connected to Manhattan by both ferries and boat taxi service, and will be marketed as the most convenient and accessible hotel and office complex to the west side of Manhattan, just a few minutes from the

cation for a variance in Weehawken while those changes were being considered. But rather than sit by idly, the developer moved ahead on what it recognized as a future access problem by making application for necessary street improvements in Hoboken. Goldfein said that he was "disappointed", but not "discouraged" by the Hoboken Planning Board's action. Hartz Mountain can now either appeal the decision to the courts, reapply to the Hoboken Planning Board, or revise its plans.

The Hoboken Waterfront Advisory Committee has voiced its opposition to the Hartz Mountain application, fearing its impact on Hoboken's own future plans for waterfront redevelopment; charging that Hartz Mountain's preliminary traffic and air quality studies were inadequate; and suggesting that Hartz Mountain's application at this time was premature.

The cumulative effects of the other proposals currently surfacing must be taken into account. What will be the comprehensive impact on Hoboken in terms of traffic and air quality of having a Newport City constructed on its southern border; a major office complex, hotel and conference center, and science and technology center within Hoboken; and an additional 30 acre hotel, conference, office, and luxury condominium development on its northern border?

What may very well be necessary is a comprehensive transportation plan for the entire length of Hudson River waterfront from the George Washington Bridge to Bayonne, taking as a given the substantial redevelopment of the waterfront area over the next thirty years. Such a plan must consider a major north-south arterial roadway along with east-west cuts leading to the waterfront; waterway access from Manhattan and other mass transit alternatives for both sides of the Hudson de-

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The landlord has reportedly denied all charges.

In other ALTO business, the group is planning a community meting for all tenants in the city tentatively for Nov. 20, Garcia said. Although the group has been seeking use of the high school auditorium for the meeting, Garcia said approval has not yet been given by the city's school board.

Hoboken can't decide on panel to study rents

Nov 14 - Mon.

By James Kopchains

Before the Hoboken City Council can discuss effective rent control reform in the city, they're going to have to settle their differences about how to go about it.

At last Wednesday's caucus meeting, a major dispute broke out between council members about just how a committee to study the city's rent control laws should be constituted.

Councilmen Robert Ranieri and Thomas Vezzetti have been expecting all studies of rent control to be conducted by the council's administrative committee.

However, Councilmen Thomas Kennedy and Anthony Romano are pushing for an ad hock committee of all groups involved in the housing market. This would include tenants, landlords, bankers, brokers and public officials.

"There is no excuse for this. We have never done anything like this," Vezzetti said of the suggestion, which he said would undermine the committee's power. Vezzetti and Ranieri serve on the committee along with Council President Helen Macri.

Kennedy said the ad hock committee would allow for the greatest amount of public input into drafting an ordinance to reform rent control.

"The way it is now, the public would not have a chance to comment on the measure until after the ordinance was already drafted," Kennedy said.

Wed - Nov - 16 - 1973

Hoboken council slates rent change hearings

By James Kopchains

The administrative committee of the Hoboken City Council has worked out a series of public meetings involving the council to study possible changes in the city's rent control ordinance.

Thomas Vezzetti, chairman of the committee, and Robert Ranieri, a committee member, said the schedule was decided on to allow all council members and the public a chance to participate fully in the discussions.

However, several council members have already advanced the idea of appointing a committee of landlords, tenants, and representatives of the city's financial institutions to look at the ordinance.

This topic is expected to take up much of tonight's council meeting, the first regular meeting since the council voted down a Ranieri-sponsored amendment to the rent ordinance affecting substantial rehabilitation.

According to Ranieri, the committee would hold meetings on Tuesday and Wednesday in which the entire council would sit in and participate.

Another meeting on Nov. 29 would include public participation, especially any written suggestions from representatives of any group sensitive to the rent conrol issue. The Nov. 29 meeting would include a legal stenographer.

After this, Ranieri said the committee will meet every Monday and Thursday nights through the end of January, inviting experts in to examine the rent control questions. Each meeting would start at 7 p.m. in the council chambers.

Second hearing slated on Hoboken rent laws

11/20

By Rick Tosches

A series of "refinements" to amendments to Hoboken's rent laws were added last night, forcing the City Council to schedule a second public hearing on the matter Nov. 2 at 7:30 p.m.

The hearing will be held at Hoboken High School upon the request of Councilman Thomas Vezzetti after an overflow crowd assembled last night at City Hall. During the hearing, many residents were forced to stand outside the council chambers because of the standing-room-only crowd.

According to Councilman Robert Ranieri, the "refinements" he introduced are needed to clarify and strengthen the laws, but the "thrust is still the same."

One "refinement" automatically kills the amendments on April 30 if the council doesn't renew them.

"This is a show of good faith and to be uesd as a safety valve," Ranieri said.

Another refinement removes the exemption for "substantial rehabilitation."

Individual dwelling units on which more than $20,000 is expended for capital improvements shall be considered substantial rehabilitation.

Also, expenses incurred by landlords to correct housing violations cannot be charged to the tenants, Ranieri said.

Meanwhile, during the public hearing, many residents voiced opinions on the amendments.

"I'm spending too much money on my building," said Sanford Weiss, owner of a building in Hoboken, who was told by the state he must gut the building. "But the ordinance wouldn't allow me to make enough on rents and to make a profit."

"This ordinance says to the landlords to just maintain your building at a minimum level," said Robert O'Toole. "This is a demotivator rather than a motivator."

"Suppose the state tells me I need new windows and fire escapes," said one landlord. "After I fix the violations, I can't pass the expense on to the tenants? How can I maintain the property? Where do I get the money to pay for it?"

The amendments, according to David Branoff, have several problems. "It encourages cooperative housing here in Hoboken like in New York City. This will be a condo city and will discourage improvements to property and I'm opposed to it."

"What is in the interests of all the landlords is a return on their investment, and not the people of Hoboken," said another resident. "This is a community of tenants and they are the community. Once the people are gone, the community is gone."

"They're being driven out by landlords who are driving the rents up so high they may force the tenants out. The landlords are responsible for this."

"I think tenants should be required to pay for repairs," said one tenant, native of Hoboken. "What good is this going to be if we, the Hoboken residents, aren't here to enjoy this?"

"Once the rents increase, the tenants can't live here anymore," said a resident. "The landlord's incentive is so great, he sees dollar signs and his incentive is to care only about the money. The tenant is only as good as long as he pays the money. This is not a question of making a profit, but a question of making a killing."

"How do you expect the landlords to repair mandatory violations and get back their investments?" asked Pete Fioretti, a Hoboken homeowner. "We fix to better the life of tenants by spending $15,000 and you're (the council) telling me I can't ask for increased rents?"

Ranieri said, "a tenant has the inherent right to a violation-free apartment."

"The average rent in Hoboken is about $195, not $500 or $600," said Hugh Hothem, a spokesman for landlords in the city. "The average rent should be $300 and it is not. We totally oppose the proposal."

A suggestion was made by Councilman Thomas Kennedy, who requested the council get an attorney, to inspect the ordinance and "see what's wrong and right with it."

"He should show us where this is going to fail and where this will succeed," he added.

There were numerous outbursts of tempers during the three-hour hearing.

Members from Hoboken tenant groups held signs which read: "Justice for the poor people." Others sat with stickers on their jackets which read "no."

Vezzetti said of the overcrowded council chambers: "This is ridiculous. There are too many outbursts from the hall."

He said by holding the next hearing in Hoboken High School, all those wishing to attend could be gathered in one room.

...ON...

Frank Bucino

By Nancy Tsuchiya

Frank Bucino is the kind of man who impresses people as being "just a good, honest steady guy," the kind of man you'd feel comfortable discussing insurance with, or your house appraisal, or even your tax assessment. Bucino does all three in Hoboken. He has inherited his Uncle Frank's insurance company, he is an independent appraiser for Haven Savings and Loan, and he is Deputy Tax Assessor for the city.

Though born and raised in Hoboken, he presently lives in Nutley with his wife Elaine, and two teenaged sons. He is more than a little enthusiastic about Kiwanis Club, of which he is a past president, and would have preferred its virtues to be the primary subject of our Nov. 22 interview. He was quick to make the distinction that, as assessor, values were his area of expertise and responsibility, but not the tax rate itself.

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JOHN MANN

Deputy Tax Assessor Frank Bucino

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FB: Yes, but I don't know what the figure is.
HR: How does tax abatement differ from tax exemption?
FB: The most common example of abatement is for renovations on residential property. Up to $10,000 is abated over a five year period on improvements made to a property. For multifamily buildings $10,000 can be abated if it's justified, on each unit. But because we are not at 100 percent valuation we have to use a ratio to calculate this, and as I said, some improvements don't increase your assessment anyway. So there are a lot

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SPOTLIGHT ON...

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HR: What qualifications are required of a tax assessor?
FB: To be an assessor, you have to be a state certified appraiser.
HR: When did you become a tax assessor, and did you compete with others for the job?
FB: I got the job in 1976. I just got a phone call and was asked if I wanted the job.
HR: How is the assessor's office organized?
FB: There are three of us. Andrew McGuire and myself are deputy assessors and Woodrow Monte is the assessor.
HR: Are you full time or part time?
FB: I don't know how they determine it but I spend more time at assessment work than I do with my own business. I keep my mornings open and am constantly getting calls to run over to City Hall and I often work Saturdays and nights.
HR: What do you do as an assessor?
FB: Basically, if it's not new construction, the assessment on a building doesn't change. When there is a permit taken out for new construction on a building we inspect the work after it's done and add the new assessments to the basic assessed value. A new bathroom or a summer kitchen would call for an additional assessment. Window replacement would not.
HR: What if the new bathroom just replaced an old one?

"...it's like penalizing someone for fixing up. But it's the law."

FB: Well, in most cases there would not be an added assessment if the new fixtures are just replacing old ones. But if you're adding a second shower or anything that would be an addition to what was there before then we would add an assessment.
HR: So when you assess, you place that additional value on top of the previous assessment?
FB: Yes. It is too bad, but it's like penalizing someone for fixing up. But it's the law.
HR: How would a person appeal his or her tax assessment?
FB: All appeals first go to the County. From there they go to the State Tax Courts, and from there they go to the Appellate Division of the Courts. Everybody has the right to appeal his assessment and that is another aspect of a tax assessor's job. We must defend the city in tax appeals cases.

But back to the job, with all the new construction that has been going on the work load has increased significantly in the last few years. Most of the inspections recently are of condominiums.
HR: Do you think there are inequities as buildings are currently assessed?
FB: Without a doubt.
HR: So you think revaluation will change the inequities?

"...before revaluation, we are in a Catch 22 situation."

FB: Absolutely. For example, before revaluation we are in a Catch 22 situation with the big industries like Maxwell House and Bethlehem Steel. They all take advantage of the ratios created by the sales in the residential areas (though the industrial valuation should not be directly related to residential). We loose $3 to $5 million each year in tax appeals as a result of this. Revaluation will stabilize this situation and everybody will be paying their fair share based on market.
HR: How much of Hoboken's real estate is tax-exempt?
FB: When I last saw the figures four or five months ago it was approximately 55-60 percent.
HR: What types of property are included in the exempt status?
FB: Stevens Institute is a big one... and our schools and churches. There's no way this figure could change, either.
HR: Does Stevens make any payment in lieu of taxes?
FB: Yes, but I don't know what the figure is.
HR: How does tax abatement differ from tax exemption?
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continued on page 13



JOHN MANN

Deputy Tax Assessor Frank Bucino

He also invited The Hoboken Reporter back for discussion after revaluation is completed, as specific examples and comparisons will be much more meaningful then.

Spotlight

continued from page 7

of confusing aspects to it.

But basically, if a building has just had an abatement for renovation, for the five years of abatement the property will be paying taxes on the assessment prior to the renovation. Then after the five years, the property will be paying taxes which include the additional assessment. So there's no loss in taxes, there's just a delay in the tax increase to help owners recoup a litle of their expenses.

Also, there is a plan for commercial properties like Universal Folding Box. There is no tax on improvements for the first year, then the next year they pay 20 percent, and the third year they pay 40 percent, then 60 percent, then 80 percent and after the fifth year they pay 100 percent of the additional assessment.

HR: From what I understand then, a tax abatement is a deferred increase in taxes after an improvement.

FB: Yes.

HR: How long can taxes be abated?

FB: Five years . . . except for the limited dividend properties, like the properties run by the Hoboken Housing Authority. I think they are forty years.

HR: Do they make payments in lieu of taxes?

FB: Yes, they have some agreement based on their rent rolls, as Applied Housing has.

HR: Do you believe that the greater proportion of the tax burden has shifted from industrial property to residential property?

FB: Absolutely not. Industry still carries the greater share.

HR: Does the sale of a property affect its assessment?

FB: No. Only qualifying changes made to the property affect assessments. Construction, fire, or demolition.

HR: Do you have anything to do with revaluation?

FB: No. The revalution is being done by an outside firm. But I can give you a general idea of how I think it's being done.

HR: Please do.

FB: They're going to the market and getting comparable sales in comparable locations and setting up criteria of what a standard property in that location would get on the market. Using that as a guide rule they then compare each one on that block to it and in the end, hopefully, similar houses will have similar assessments.

HR: How often does the law require revaluation?

FB: Supposedly the county is instructed to order a revaluation when we slip to 70 percent of market value in our assessments. We weren't ordered to do revaluations till we got down to 32 percent. The assessed valuation slips because of the increasing market value represented by sales of property. The latest sales I've seen of residential properties are in the neighborhood of $130,000 to $150,000. And they're being assessed between $12,000 and $18,000.

HR: So if somebody is in a building that may sell for $150,000 that person is probably paying on the $15,000 valuation established during the last revaluation around 1970.

FB: Yes. That's a good guess.

HR: Why are condominiums charged more than rental apartment units?

FB: They are treated as one family homes. And their assessment is based on their market value.

HR: How are apartment buildings taxed?

FB: The assessment of an apartment house is based on the income flow plus the replacement cost. Then we 'cap it out' and arrive at a figure.

HR: Do you think taxes in relation to city services are high in Hoboken?

FB: I have an opinion on that. Long-time Hoboken people will say that the taxes are excessively high. But that's based on living here and not being experienced with other communities. There are a lot of Bergen County and Morris County homes where the taxes average about $3,500 a year. The low taxes are one of the things that has made Hoboken attractive to people moving in.

HR: Do you think some people will lose their houses as a result of revaluation?

FB: No. I think you will see fewer one families and more two and three family buildings.

HR: What if the owner is living on a fixed income and already is renting out the additional floors?

FB: I don't know. I have feelings about what should be done with rent control. I think owner-occupied one, two, and three family homes should not be under rent control.

But to sum up, there are only three principles in the process of assessing. Income, market, and costs. For one-to four-family buildings we don't use the income formula. Five units and up we do. □

Prep Honors

Renato Giacchi, a Hoboken resident, was among 48 St. Peter's Preparatory School, Jersey City, students to receive First Honors for the first marking period of the academic year. First Honors at Prep are awarded for achieving 3.5 (90+) average in all subjects.

Renato, a graduate of St. Ann's School, is the son of Mr. & Mrs. John Giacchi. □



JOHN MANN

Deputy Tax Assessor Frank Bucino

sessor, values were his area of expertise and responsibility, but not the tax rate itself.

HR: What do you do as an assessor?

FB: Basically, if it's not new construction, the assessment on a building doesn't change. When there is a permit taken out for new construction on a building we inspect the work after it's

"...it's like penalizing someone for fixing up. But it's the law."

He also invited The Hoboken Reporter back for discussion after revaluation is completed, as specific examples and comparisons will be much more meaningful then.

HR: How would a person appeal his or her tax assessment?

FB: All appeals first go to the County. From there they go to the State Tax Courts, and from there they go to the Appellate Division of the Courts. Everybody has the right to appeal his assessment and that is another aspect of a tax assessor's job. We must defend the city in tax appeals cases.

But back to the job, with all the new construction that has

everybody will be paying their fair share based on market.

HR: How much of Hoboken's real estate is tax-exempt?

FB: When I last saw the figures four or five months ago it was approximately 55-60 percent.

HR: What types of property are included in the exempt status?

FB: Stevens Institute is a big one . . . and our schools and churches. There's no way this figure could change, either.

HR: Does Stevens make any payment in lieu of taxes?

FB: Yes, but I don't know what the figure is.

HR: How does tax abatement differ from tax exemption?

FB: The most common example of abatement is for renovations on residential property. Up to $10,000 is abated over a five year period on improvements made to a property. For multifamily buildings $10,000 can be abated if it's justified, on each unit. But because we are not at 100 percent valuation we have to use a ratio to calculate this, and as I said, some improvements don't increase your assessment anyway. So there are a lot

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IT ON...

Helen Macri

By Nancy Tsuchiya

City Council President Helen Macri's roots in Hoboken go back at least four generations. Her parents separated when she was very young and although her mother didn't "care too much for politics", young Helen was politically shocked by her Uncle Frank Bartletta.

"Many years ago he ran against Mayor McFeely and lost. The way the story goes they say the ballots are still floating around the Hudson River," says Mrs. Macri.

Macri replaced Councilman Bernard Scrivani when he was made Director of Revenue and Finance about three years ago. Prior to that she organized and chaired a respectable list of social, civic and political functions in Hoboken. Married to Gene Macri, a real estate broker and financier in New York, she has one daughter, Mia, attending Haverford College in Pennsylvania.

The following is a conversation, held on Nov. 9 between Mrs. Macri and The Hoboken Reporter.

HR: Your uncle was your political mentor.

HM: Yes, he was. We were a very close family and my uncle was very good to us.

HR: How did you become Republicans in Democratic territory?

HM: My uncle felt then, and I feel the same way, that people should control the government, the government

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JOHN MANN

City Council President Helen Macri.

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HM: Yes, he was. We were a very close family and my uncle was very good to us.
HR: How did you become Republicans in Democratic territory?
HM: My uncle felt then, and I feel the same way, that people should control the government, the government should not control the people.
HR: Does your position as a Republican in a Council that is full of Democrats and a town full of Democrats interfere with accomplishing your goals?
HM: No. We're there on the council not as Republicans or Democrats. We're there to further things that should go on in the community. Party politics never enters into any of our meetings.
HR: What are your State Republican connections? Are they significant or is your political orientation focused mainly on Hoboken?
HM: Many years ago I did a lot of things with the state. I belonged to the New Jersey State Repblican Women's Federation. But I don't have time for that anymore, so much of my energy is spent in Hoboken.
HR: Are you still in touch with the friends of your childhood? Has becoming a civic leader and President of the Council changed those relationships?
HM: I'm in touch with all of them. I lived in the western end of Hoboken and my dearest friends today came from there. Some of them have moved out of the city but we still see each other all the time. That's what's so great about Hoboken.

Also I was always around my Uncle and was always involved with the community so this position is just a part of my whole life. But you know, I wish that more people would get involved civically. Maybe we should call to the outside community to help with some of the city problems that we have.
HR: Do you ever have old friends stop you on the street and demand certain actions or ask you why you don't do this or that?
HM: *(Laughter)* My own family. My own family are my biggest critics. My aunt (Madeline Bartletta, 80 years old) is always telling me what's wrong with the community and "This is what you should do." But everybody, everybody stops you. You get a little note or a phone call that there's a problem with something. It's part of the job.
HR: How do you feel about that? Do you become frustrated because you can't do everything?
HM: Yes, yes, yes. It looks easier from the outside. I guess that's true of everything.
HR: I understand that every 30 to 40 years Hoboken absorbs another immigrant group. German, then Irish, then Italian, now Hispanic.
HM: I probably grew up when the Irish and the Italians were popular. I grew up in an Italian section of Hoboken and went to school at a predominantly Irish Catholic school. But there is something about Hoboken that brings everybody together. People aren't the same any other place. Whether you're Italian, Irish, Spanish or whatever, sooner or later it takes hold of you. It really does. But I'm sure the Spanish have problems now, with the housing . . . . I lived in some of that housing as a child and I know the condition that they must be in now.
HR: Do you think that the Hispanics will be absorbed as readily as the Irish and the Italians?
HM: I think the biggest problem is housing. There was more housing in town when I was growing up. You could go down and get an apartment and they would pay your first month's rent just to get you in. But it is a tough one and I don't know what the answer is.
HR: What do you think could help ease the pressure on these people?
HM: Well, first of all, I think our rent ordinance needs to be addressed, which we're doing now. We're looking to people who have expertise to stop some of the abuses, and there are always abuses . . . abuses with the tenant's side also. Off the top of my head I don't know what I can do personally.
HR: Do you think it would help if Hoboken Rent Administrator Joseph Santiago had a staff to help him process rent Board Applications? I have heard that he has no staff and that although he is working overtime he is still two weeks behind in sending out notices.
HM: That was one of the problems when Mrs. Van Carpels was here, too. That's one of the reasons she left . . . because she just couldn't keep taking that constant pressure. Oh, sure, I think everybody could use staff (laughter). But that is a busy office so he probably really could use help. Maybe after the rent ordinance is looked into it will be a whole ball game and then he'll get more staff.
HR: Who would have the authority to give him that?
HM: I believe that office comes under the Business Administrator. But there's a moratorium on any hiring now.
HR: What is happening with the ordinance now that the amendment has been defeated?
HM: We're meeting to caucus this evening. We all have our own ideas about it, about what people should sit on the advisory committee.

continued on page 18



JOHN MANN

City Council President Helen Macri.

Helen Macri

continued from page 7

We want input from banks, from a lawyer, from tenants and homeowners. We're concerned about our senior citizens and about the community in general. We're concerned about the one, two and three family houses that have picked up the tax burden over the years.

It's difficult for owners who have been renting to family members for a nominal amount and then the parents or children or whoever move out.

I think there should be protection for senior citizens in the ordinance and we have to address low and fixed income tenants.

"The government should not control the people."

HR: Are you suggesting that there should be a rent subsidy for these people?

HM: Not from the government. From the people who own the building.

HR: Who is going to want to rent to that kind of tenant then?

HM: If it's a ten-family building, maybe one or two apartments will be designated for lower rents.

HR: I see. There would be perhaps a percentage required. . .

HM: And I think we would have to look into a base rent also to find out what's comfortable. Maybe some people are paying 1950s rent and maybe we have to bring them up to 1983. But maybe we should do it over a three year period.

HR: Let's talk a bit about schools. Did you go to a public school in Hoboken?

HM: No.

HR: Do you recall why?

HM: My mother wanted a Catholic education for me.

HR: Did your daughter go to a public school in Hoboken?

HM: No. She went to St. Peter and Paul's.

HR: What do you think of the schools now?

HM: There are problems, but there are problems with all the urban areas and we've gone from an English speaking community to an Hispanic community. I think that the Board of Education is trying to deal with those problems.

HR: In the Nov. 2 issue of The Hoboken Reporter, Steve Block said that six of the seven members of the Board of Education had a spouse or offspring working in the system.

HM: But when you say that . . . there are a lot of those board members whose wives are teachers.

HR: That's what Steve Block is talking about. Don't you think there is a conflict of interest there? Most private businesses frown at having more than one member of a family employed in the company.

"Something about Hoboken . . . brings everyone together."

HM: But you have to understand one thing [sigh of exasperation]: we're a mile-square city. Everybody in town is related one way or another. Maybe not as much now as it was years ago, but the families were large and all intermarried. I don't see anything wrong with it.

HR: It is common knowledge that the school scores compare badly with the state and nation. What do you think could be done to improve this situation?

HM: Well, [earnestly], I think they're trying. I think they're really trying to make them better. I think that Mr. Maier is doing his utmost. He tells me that his scores . . . they are progressing every year. Maybe they're not the best and maybe they should be better than they are but they're trying and they're working with a different community out here today. It's difficult.

HR: Let's move on to some of the problems the city is having with its infrastructure (water, sewers, streets). I understand that the Hudson County Utilities Commission (HCUC) is controlled by the Jersey City Democratic machine, and that as a result it is difficult to get money appropriated for Hoboken projects. Do you think the HCUC might be more responsive to Hoboken in the near future or will Hoboken have to go it alone to solve these utility problems?

HM: There's no doubt we have problems. They tell me that some of those sewers are pre-Civil War. I really can't say much about the HCUC because I don't know much about them. I know our water and sewer committee on the council is looking towards development, and looking to the developers for input. We've asked the Community Development Agency if there is any money to apply to the sewer system but apparently there isn't any federal money available.

HR: I understand that there is state money that could be channeled through the County.

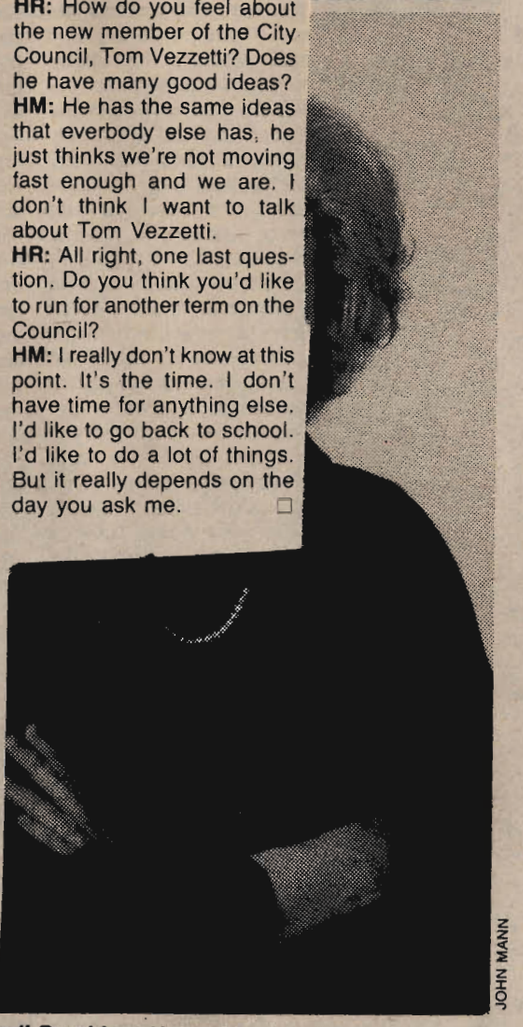
HM: But then the HCUC hasn't done anything for us in recent history. And I think that if the County doesn't do something, then Hoboken will have to do something. Maybe we'll have to think of bonding or something like that in the near future.

HR: How do you feel about the new member of the City Council, Tom Vezzetti? Does he have many good ideas?

HM: He has the same ideas that everbody else has, he just thinks we're not moving fast enough and we are. I don't think I want to talk about Tom Vezzetti.

HR: All right, one last question. Do you think you'd like to run for another term on the Council?

HM: I really don't know at this point. It's the time. I don't have time for anything else. I'd like to go back to school. I'd like to do a lot of things. But it really depends on the day you ask me. □



JOHN MANN

ncil President Helen Macri.

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11/22/84

LETTERS TO THE EDITOR

Dear Editor:

The issue of the Rent Control Amendment and its implications for the citizens of Hoboken is more complex than presented and discussed in the column, "Off the Record", that appeared in the Nov. 9th edition of The Hoboken Reporter. I find that I must set the record straight regarding the incorrect and imcomplete information contained therein about the Amendment and my voting position.

Although the column attributes the initiation of the re-evaluation of City properties to myself and the Finance Committee, this action was mandated by the State of New Jersey, and the Hudson County Tax Assessor's Office. Hoboken as well as other New Jersey municipalities was given the option of initiating this process within a given time-frame under local jurisdiction, or to have it conducted under the auspices of the State. The City of Hoboken acted in compliance with the mandate.

Despite claims made by the proponents of the Amendment that it would not adversely affect the small property owners, information presented to me by our Tax Assessor Office prior to the voting session clearly indicated that the Rent Control Amendment in its present form, would shift a larger tax burden into the one-two-three family dwellings in the City. The question was raised in my mind of "How much more can these individuals be asked to carry in increased costs without hardship?" The Amendment did not offer protection of equity treatment to them.

If the Rent Control Amendment passed in the proposed form, the small home owner would have to wait 10 years before a return on the investment could be realized. In addition, the banking community cautioned that banks would not be in a position to grant property loans based on the existence of the proposed "Ten-Year Pay-Back" Clause contained in the Amendment.

With regard to the 8-to-10 dwelling units or more, it was made evident at the hearings that even with the "Ten-Year" Clause in effect/place, rents in the $450 plus categories would still remain, and the problem of affordable housing for large segment of Hoboken residents would still remain. The Amendment did not address this part of the overall situation.

In essence, I, as a Councilman, was being asked to approve an Amendment in its current form that would: 1) increase taxes for small home owners; 2) still maintain high rents; 3) not respond to affordable housing needs, and 4) create a more restrictive housing situation for a majority of Hoboken residents.

In light of these considerations, I voted "no" for the Rent Control Amendment in its proposed form. It did not meet the needs of the situation that is facing the community.

I, as a Councilman, am in agreement with the concept of a Rent Control Amendment that provides equity *for all the citizens of Hoboken*. The Rent Control Amendment as presented failed to do this.

It was my recommendation to the Council that we study the situation in-depth, and seek the expertise of others in the area in order to construct an equitable plan that addresses the concerns, and provides both benefits and protections to all the citizens of the City. I am pleased to say that steps have already been taken in this direction by the City Council, and that a plan for citizen review should be forthcoming within a reasonable time period.

E. Norman Wilson
Councilman-5th Ward

11/28/83

THE JERSEY JOURNAL
and Jersey Observer
Hudson County's Leading Newspaper

Published daily except Sunday by
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Waterfront

A major roadblock to the proposed Hoboken waterfront project seems likely to be removed.

New York Gov. Mario Cuomo has convinced New York City Mayor Ed Koch to compromise on a companion project proposed for Queens. So approval of the projects in the New York Legislature should follow.

Another stumbling block, the sale of the Hoboken piers by the federal government, appears to be moving along, although not as swiftly as local officials had originally hoped.

The only thing that has been lacking in the last six months was any attempt by the Hoboken governing body to address the problems such a major development can cause, and how to best reap the many benefits.

While there is no formal proposal for a development, the Port Authority has set forth a general plan for the waterfront area in Hoboken and promised to contribute about $120 million to a $500 million project.

The continuing delays in the project give officials the opportunity to set down clearly, with the help of the community, reasonable conditions for allowing such a development to go forth.

A Mayor's Advisory Committee has already made sound recommendations as to how the project can best fulfill the needs of the community.

The city council, though, has yet to adopt those recommendations, amend them or even reject them.

There can never be too much discussion or planning for a project of this magnitude. The council should resurrect the advisory committee's proposals and start refining and expanding on them.

Housing bill lets FHA loan rate float with n

Washington Post

WASHINGTON — In a historic departure from past practice, Congress has voted to end government control over the interest rate on mortgages insured by the Federal Housing Asministration and to allow terms of these loans to be set by the market.

The change, favored by the Reagan administration, the National Association of Realtors and most mortgage lenders, is expected to mean an increase in the interest rate on FHA loans but a reduction in the number of "points" charged by lenders.

Philip Abrams, undersecretary of Housing and Urban Development, said this week that on balance he thinks home buyers will benefit from the change. He said he believes that when interest rates and points are considered together, the cost of an FHA loan will change very little.

In addition, he noted that builders and others expecting to sell under FHA often boost their asking price to make up for the points they figure they'll have to pay. Under the new law, that is "what you won't see," he said.

"We're convinced the homeowner is going to get a substantial reduction" in cost when all these factors are considered, he said.

notification — perhaps as early as this week. It will end nearly 50 years of government control of FHA rates dating back to the Great Depression.

Veterans Administration loans were not included in the legislation, so VA loan rates will continue to be set by that agency.

Currently, both FHA and VA rates are 12½ percent for a 30-year, fixed-rate mortgage; rates for conventional loans are running about one percentage point higher.

Abrams said HUD has not yet decided what to do about loan applications that are currently pending, or which have been approved but the loan has not yet been made. He did say, However, that FHA loans, old and new, will continue to be assumable, just as they have been.

The FHA provision was part of the housing authorization bill approved by Congress just hours before it went into recess Nov. 18. That authorization, the first to be passed since 1981, provides a total of $15.6 billion for an assortment of programs, including:

• Three-year reauthorizations of the Community Development Block Grant program, at $3.5 billion a year, and the Urban Development Action Grant program, at $440 million.

totaling $615 million over two years, $300 million going for rehabilitation and the rest for production of new units.

• $20 million over two years to extend the government's urban homesteading program.

In addition to freeing the loan rate, the bill makes other changes in the FHA program. It allows FHA to insure adjustable rate mortgages and shared equity mortgages, and authorizes down payments low as 3 percent on houses s ing for $50,000 or less.

The bill also increases maximum FHA loan to $40

Tenants set to buy Gregory complex

11/28/83

By Mary Fitzgibbons

It started as an idea spawned out of necessity almost two years ago — and is now a dream about to come true, say project backers.

"It" is the purchase by the tenants of the 786-unit Gregory Park I and II apartment complex at 270 Henderson St., Jersey City, from the U.S. Department of Housing and Urban Development. The closing of the deal is expected to take place in mid-January, said Richard Bleecker, vice president of the Gregory Park Cooperative Corps.

"This is a first for Jersey City," said Bleecker, who explained that while it is not the first time tenants have bought a building from HUD and turned it into a cooperative it is the first time no down payment has been

pipes, problems with our ceilings, heat and air-conditioning, among other things," Bleecker said. "And we just knew things would just get worse."

One and one-half years of research on the matter followed with HUD finally deciding to sell Gregory Park to the tenants for $11 million, money it would lend to the tenants with repayment to be accompanied by yearly escalating interest payments.

For the first year, the interest payments will be 5 percent and go up for 15 years to no more than 10 percent.

In paying their rents, tenants will be using most of this money to repay HUD for the loan.

Members of the apartments "Board of Directors are in the process of hiring Zywodow and Ekert, architects and engineers of East Orange, to give them an

Housing bill lets FHA loan rate float with market

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"We're convinced the homeowner is going to get a substantial reduction" in cost when all these factors are considered, he said.

It is not clear when the new, "negotiated" rate, as it is called, will become effective. But HUD lawyers have tentatively decided that no new regulations are needed. If that decision stands, the new rate could go into effect as soon as President Reagan signs the bill and HUD can get out formal notification — perhaps as early as this week. It will end nearly 50 years of government control of FHA rates dating back to the Great Depression.

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- Three-year reauthorizations of the Community Development Block Grant program, at $3.5 billion a year, and the Urban Development Action Grant program, at $440 million.
- $9.9 billion for assisted housing programs, including $242 million for a housing voucher demonstration program, designed to allow recipients of rental subsidies to shop around for better housing.
- A rental rehabilitation and development grant program totaling $615 million over two years, $300 million going for rehabilitation and the rest for production of new units.
- $20 million over two years to extend the government's urban nomesteading program.

In addition to freeing the loan rate, the bill makes other changes in the FHA program. It allows FHA to insure adjustable rate mortgages and shared equity mortgages, and it authorizes down payments as low as 3 percent on houses selling for $50,000 or less.

The bill also increases the maximum FHA loan to $40,500 for a manufactured home — $54,000 for a home and lot combined — and extends FHA financing to resales and refinancing of manufactured homes.

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JJ 11/28/83

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"This is a first for Jersey City," said Bleecker, who explained that while it is not the first time tenants have bought a building from HUD and turned it into a cooperative it is the first time no down payment has been required. It is also the first time the building buyers have been granted a second mortgage on the property, from HUD, he said.

Almost two years ago, tenants sought to buy the building when HUD advised tenants of its desire to sell.

"We felt then that, even though the building needed a lot of work, the new owners would jack up the rents, causing us to have to move," said Bleecker, "something most of us did not want to do."

A two-bedroom apartment currently rents for just over $500, he said.

The original builder, who had used a portion of HUD money to build the structures, went bankrupt, and the building reverted to HUD ownership.

From then on Bleecker was a story of terrible management by maintenance and managerial firms hired by HUD for the buildings.

"We have roaches, broken pipes, problems with our ceilings, heat and air-conditioning, among other things," Bleecker said. "And we just knew things would just get worse."

One and one-half years of research on the matter followed with HUD finally deciding to sell Gregory Park to the tenants for $11 million, money it would lend to the tenants with repayment to be accompanied by yearly escalating interest payments.

For the first year, the interest payments will be 5 percent and go up for 15 years to no more than 10 percent.

In paying their rents, tenants will be using most of this money to repay HUD for the loan.

Members of the apartments "Board of Directors are in the process of hiring Zywodow and Ekert, architects and engineers of East Orange, to give them an idea of the work which must be done.

They are also in negotiations with Marvin Gold Management to manage the buildings. Bleecker stressed that no persons over the age of 65 will be forced to convert their apartments into cooperatives.

In retrospect, Bleeker said he is positive about what he, and the board of directors and the tenants have accomplished. "We've got a first here and only a lot of hard work, support from municipal leaders like Mayor Gerald McCann, cooperation from all sides got us here."

He used the example of 14 members of the complex running for two vacant seats on the 12-member board of directors, to show tenants' concern and care for the buildings. Bleecker is also running for re-election on Dec. 15.

"These buildings represent more than just apartments to us," he said. "They are our homes."

State asked to check budget

By BRAD KELLY
Staff Writer

HOBOKEN—The city has started preparing its 1984 budget, and a local organization wants the state to have a hand in it.

The Hoboken Neighborhood Alliance, headed by Angelo Valente, who was unsuccessful in his bid for a City Council seat this year, is expected to begin circulating a petition that will ask Gov. Thomas H. Kean to have the state scrutinize Hoboken's 1984 budget.

"Since it was necessary for the state to adopt this year's budget, we feel they should go one step further and investigate to see where the waste in the budget will be," he said.

Valente blames the need for a petition

Hoboken unit, citing waste, plan petitions

drive on the city's current tax rate of $183.29 per $1,000 of assessed valuation and "non-essential" administration positions.

"If enough people are concerned about the city, they (the state) will have to listen. We hope the governor and the state take an interest," he said.

For the past several months, Councilman Thomas Vezzetti has introduced resolutions to do away with a number of administrative positions, but has yet to get a second from any of the other council members.

Mayor Steve Cappiello said yesterday that he does not mind the petition drive but warned that the state would probably want more "pertinent" grounds for wasteful spending.

Valente said the drive will be a "a citizens' effort as opposed to a legal move."

He urged residents to attend the organization's meeting scheduled for 7:30 p.m., Wednesday, at Trinity Church on Washington Street.

The City Council has come under criticism after it failed to adopt the mayor's budget and was given one by the state that resulted in a $750,000 shortfall.

City Business Administrator Edwin Chi[illegible] has said the 1984 financial picture fo[illegible]oken is "bleak."

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Vezzetti wants school to become nursing home

Rather than low-income housing, Hoboken Councilman Thomas Vezzetti wants a nursing home in the vacant Sadie Leinkauf School.

Vezzetti said yesterday that he has volunteers to explore the use of the vacant school building as a nursing home. Also, he said he has contacted a local doctor for his opinion.

The Leinkauf school, closed in June 1982, is presently under city control. Mayor Steve Cappiello wants the building developed into low-income housing with federal rent subsidies.

However, Vezzetti said the need for a nursing home is greater than for a low-income housing. Vezzetti has been a staunch opponent to the subsidized housing.

Vezzetti said the members of his Leinkauf committee would include Angelo Valente, Michael Schaffer, Pat Caulfield, Margaret O'Grady, Dominick and Lucille Casulli, Betty Glatt and Michael Cricco.

JJ 11/30/83

Tenants face eviction for rehabilitation

By James Kopchains

Tenants living in a row of dilapidated apartment houses on Park Avenue in Hoboken are being evicted, to the chagrin of a city councilman.

The tenants at 805-821 Park Ave. have reportedly all received notices from the landlord, Park Avenue Associates that they will be evicted as of March 1 because of the substantial violations.

However, Fifth Ward Councilman E. Norman Wilson Jr. said the action casts suspicion on the housing inspectors who have inspected the buildings over the past five years.

"These buildings have been inspected and re-inspected over and over again over the past five years. The tenants there have been told the violations have been fixed. How could they let the building fall so low while they were keeping their eyes on it?

"Something just smells fishy with the whole thing."

Under the state laws, a landlord may empty his building if he and the state's Department of Community Affairs agree that the repairs planned could not be accomplished without removing the tenants.

The tenants would have access to state relocation monies. However, local relocation officials have said they are already overburdened with efforts to place tenants in the local housing market. The addition of about 60 families from the buildings would only add to an impossible situation.

Dec - 3 - 83

Hoboken tax abatements will take time to check

Hoboken assistant attorney Thomas Calligy said it's going to take time going over city ordinances to check whether tax abatements given to multi-family apartment house owner were done illegally.

Councilman E. Norman Wilson Jr. a member of the Revenue and Finance Committee, asked Calligy to make the check. Wilson said he believes there had been some abuse by owners.

Calligy said the council approved legislation granting up to $4,000 in abatements in 1976 for landlords who did major repairs on buildings over 20 years old. In 1978 this was increased to $10,000, he said, but another amendment in 1979 excluded multi-family apartment houses.

He said he would have to go through the city's legislative code to determine if authorization had been given in subsequent ordinances to grant abatements to multi-family homes.

Calligy also will be going over exactly how many buildings have been granted abatements and how many of those have been multi-family units.

Calligy said he should be able to inform the council of his research at Wednesday's meeting, to begin at 7 p.m. in council chambers at City Hall.

At the meeting, Councilman Thomas Vezzetti said he would try, again, to introduce an ordinance removing several city directors and consolidating departments. He has tried several times, but none of the other council members have agreed.

Meanwhile, supporters who want a Pathmark supermarket at the northern end of Washington Street may try again to have the council pass legislation changing the zoning code to permit the supermarket to be built.

Mayor Steve Cappiello has vetoed such legislation, and the council couldn't get six votes needed to overturn the veto.

12/2/83

Tax abatements ripping off city?

Landlords getting fat, says Hoboken official

By James Kopchains

A Hoboken council committee is asking the city's law department to look into the tax abatements given to city landlords who have repaired their properties.

Councilman E. Norman Wilson Jr., a member of the council's revenue and finance committee, said the abatements, which can go as high as $10,000 per unit per year over a five-year period, may have been given out regularly to apartment house owners without the proper authorizations from the city.

The intent of the abatements, Wilson said, was to help encourage the small homeowner to periodically fix up his home. However, Wilson said, he feared that apartment house landlords may have received many of the abatements.

"You take the owner of a 10-unit apartment building. If he should receive abatements for up to the maximum for each apartment he fixes up, he could get an abatement of up to $100,000 a year from taxes," Wilson said.

The committee has asked that Thomas Calligy, the city's assistant attorney, look into the situation and report just how extensive it is.

"We want to find out just how many of these buildings have received abatements and how much tax money is tied up in it. I'd like to find out also whether there is the proper legal authorization on the books for the abatements," Wilson said.

...$679,600 in salaries ...Farina is requesting ...$59,025 in

55 12/5/83

Hoboken directors submit long list of wants

By James Kopchains

Just like kids during this holiday season, Hoboken municipal directors have their own lists for presents they would like to see in their departments next year.

Among the desired "presents" are such goodies as 20 new police officers, 10 firemen, sewer-cleaning vehicles and sludge de-watering equipment, a computer network...

Giordano and computer systems by construction code official Alfred Arezzo and tax assessor Woodrow Monte, James Farina, the city's health and welfare director, has asked for more in salaries alone for next year than he received in his entire budget this year.

It is now up to Chius' office and the city council to trim these requests to more realistic proportions.

on Jan. 1.

Ironically, the evaluation will drop the city's tax rate to about one-third of the present $183, but will mean higher taxes because the taxes will be calculated on the basis of higher home values.

Next year's budget requests for the major city departments follow below. Persons who want to review the requests in greater detail may ask for copies at City...

Dec 2-83

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Among the desired "presents" are such goodies as 20 new police officers, 10 firemen, sewer-cleaning vehicles and sludge de-watering equipment, a computer network system, and twice as much money to run the city's parks and recreation programs.

The requests are officially handed to Business Administrator Edwin Chius at a public hearing on Nov. 23. They will be reviewed by his office and the city council's budget committee in putting together the budget for next year.

In almost every department, the requests ask for substantially more money as well as healthy increases in manpower and equipment.

But this is typical. City directors like to put everything they possibly can into their budget requests, thinking "We're not going to get it if we don't ask for it."

This type of reasoning has meant requests for the additional police and firemen from Public Safety Director James Giordano and computer systems by construction code official Alfred Arezzo and tax assessor Woodrow Monte, James Farina, the city's health and welfare director, has asked for more in salaries alone for next year than he received in his entire budget this year.

It is now up to Chius' office and the city council to trim these requests to more realistic proportions.

Both the council and city's administration have made a commitment to hold the line on tax increases next year, especially after the city's budget debacle of this past summer.

Hoboken saw its property tax rate jump $35 to $183 per $1,000 assessed value this year, making it the highest tax rate for any municipality in the state. While much of this can be traced to cutbacks in state and federal urban aid, a good deal of blame has been put on the administration for waiting on submitting a budget until June and on the council for first hesitating and then rejecting the budget.

This forced the state to step in and write a budget for the city that no one liked.

Also on the council's mind is a city-wide tax assessment revaluation that will certainly mean higher property taxes for homeowners when it takes effect on Jan. 1.

Ironically, the evaluation will drop the city's tax rate to about one-third of the present $183, but will mean higher taxes because the taxes will be calculated on the basis of higher home values.

Next year's budget requests for the major city departments follow below. Persons who want to review the requests in greater detail may ask for copies at City Hall or from the department directors.

Police: Besides the 20 new officers, Chief George Crimmins has also asked for civilian radio dispatchers and telephone operators. Meanwhile, Lt. Mario Mercado, director of the municipal garage is calling for a major replacement effort of the city's police vehicles as part of a six-year capital improvements plan for the garage.

Fire: Chief James Houn is requesting $3,454,470 in salaries for next year (he received $2,934,460 this year) to accommodate an increase of eight-to-ten men in the department. Houn also is asking of the council's support of a bond issue to construct a new fire headquarters at Second and Jefferson streets (estimated cost: $1 million).

Public Works: Director William Van Wie has requested $679,666 in salaries next year.

Parks: Farina is requesting $111,549 in salaries and $59,025 in other expenses for next year's budget. Last year he received $88,851 in salaries and $7,000 for other expenses.

Library: Chius has asked for $191,573 for salaries and $40,000 in expenses. This year the city's public library received $176,789 for salaries and $40,000 in expenses.

Sewer and water utilities: In both cases, Public Works Director William Van Wie has asked for increases in the utilities' expenses. He has asked for a figure of $2,403,479 for the water utility ($2.2 million is the estimateed cost for buying the city's water from the Jersey City water system), while asking for $2,153,300 in expenses for the sewer utility. The sludge dewatering equipment and the sewer cleaning vehicle make up $1.5 million of the sewer utility figure.

Hoboken to probe firm's handling of housing units

HD
12/4/83

By BILL GYVES
Staff Writer

HOBOKEN—A City Council inquiry into alleged improprieties in the operations of Applied Housing Associates, the city's largest holder of subsidized housing units, is scheduled to begin within a week, according to sources.

In October, Councilman Nunzio Malfetti urged the council to investigate charges that Applied Housing was offering its subsidized units to wealthy "out of towners" at the expense of lower-income Hoboken residents.

Councilman E. Norman Wilson, chairman of the council's law committee which will conduct the inquiry, said yesterday that Applied Housing is expected to submit a report by the end of this week defending itself against the accusations.

See PROBE, Page 7

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Hoboken tenants want state help on evictions

By James Kopchains

Leaders of the Hoboken tenants group ALTO claim there is a steady pressure to move poor tenants out of the city and they want state officials in Trenton to know of it.

Juan Garcia, one of the leaders of ALTO (Alliance of Tenants Organizations), yesterday met with state civil rights and housing officials in Trenton to voice the complaint.

Meanwhile, the group's membership met last night in an organization meeting to plan future action.

A rally is tentatively scheduled for Dec. 15 in Trenton to bring home the message to state officials, Garcia said.

ALTO has been fighting recently for one tenant, Priscilla Lopez, in her dispute with her landlord at 816 Willow Ave. Mrs. Lopez has been ordered to leave her apartment several times while her daughter continues to receive medical care at a Newark hospital.

At present, the state Civil Rights department is examining the evictions of Mrs. Lopez and other tenants. Garcia said he was traveling to Trenton to ask again for state help.

Garcia said Mrs. Lopez has again been ordered to leave her apartment on Thursday. "We have to fight it out here. We have to make a stand against all of this," Garcia said.

Uptown supermarket up for council vote again

Ordinances providing for a sought by city public works of- of retail stores in industrially-

Continued from Page 1

The report will consist primarily of a breakdown of the number of low-income local residents living in the corporation's units as compared to the number of tenants who might be considered wealthy and come from out of town, Wilson said.

Applied Housing President Joe Barry has labeled Malfetti's request for the inquiry a result of personal differences the councilman has had with the corporation. Barry charges Malfetti "vowed to get even" after Applied Housing rejected five applicants recommened by the councilman for subsidized housing.

Barry has claimed that 87 percent of Applied Housing units are occupied by low-income Hoboken residents while 13 percent are occupied by low-income residents of other areas of Hudson County.

"Very few — probably less than 1 percent" of the residents in Applied Housing units are wealthy, non-county residents, Barry has said.

Federal Housing and Urban Development regulations require that the subsidized units be distributed to residents throughout a given region and not just one municipality, according to Barry.

of lower-income Hoboken residents.

Councilman E. Norman Wilson, chairman of the council's law committee which will conduct the inquiry, said yesterday that Applied Housing is expected to submit a report by the end of this week defending itself against the accusations.

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Uptown supermarket up for council vote again

Ordinances providing for a $190,000 bond issue to purchase two new street sweepers and to allow a supermarket to be built in Hoboken's northern section will be voted on at tomorrow night's city council's meeting.

The meeting which will begin at 7 p.m. in the council chambers at Hoboken City Hall.

The sweepers have been sought by city public works officials since this summer to replace the city's present sweepers, which date back to 1974. All city sweepers are past the period of use recommended for each vehicle.

For the supermarket ordinance it will represent the fourth time council members will vote on the measure, which would allow for the construction of retail stores in industrially-zoned areas.

Passage of the ordinance would allow developers to build a Pathmark supermarket at an industrially-zoned site at 15th and Washington streets. The council has already voted once to allow such development, but the ordinance has vetoed by Mayor Steve Cappiello.

EDITORIAL

Housing in Hoboken—The Questioned Luxury Apartments

Because the demand for and changeover of housing is such a pressing issue in Hoboken, we will devote a continuing editorial to this subject, the discussion of proposed Rent Control changes having begun this series.

It is rumored that a group composed of young builders and fresh money has an option to buy, for $800,000, a lot and some old buildings, 28,000 square feet of land in all, bounded by First Street, Clinton Street and Willow Avenue. The syndicate proposes to build a 112 unit luxury rental apartment building there.

The planning board rejected the first proposal because the bulk of the building was too much for the site and the parking provided only one space for every two apartments

who arrived within the last 8 years or so, themselves the agents of change.

The low income population, the Hispanics, the elderly, and the newly forming households, have a much more serious claim, which is that they are being displaced from their housing by people willing to pay more. However, nothing short of subsidized housing will permit lower income households to compete in this market. New luxury housing does, however, aid the middle income Hoboken renter.

If people who can pay $1500 a month in rent want to live in Hoboken, their pressure is like that of the starfish on the clam—slow, steady, and inevitable. The only softening of these market forces has to do with the supply of housing. So, if Danny Gans and his partners want to build top-of-the-

It may pay a landlord to

By James Kopchains

They were never the prettiest of apartments, but the eight apartment buildings at 805-821 Park Ave. in Hoboken have provided sturdy, safe housing for many families over the years.

"They were never luxury housing, if that's what you mean, but they were always comfortable and clean," said Gladys Cunningham, a tenant at 819 Park for over 28 years.

They are now in disrepair. The landlord, Park Avenue Associates, has petitioned the state Department of Community Affairs for permission to empty the buildings so they can rehabilitate them.

For the 80 tenants still living there, a notice informing them of the landlord's intention has come as a shock.

With no repairs being done at present, tenants may have to fight to stay in dilapidated housing rather than face eviction.

For city officials, the action may signal a more disturbing trend in the city's housing crisis.

They fear landlords may take a cue from the Park Avenue buildings, keeping violations unabated in the hope of evicting low-paying tenants and attracting high-paying tenants in rehabilitated housing.

According to the notices, violations at the eight buildings have been deemed so extensive and costly that it would be unfeasible to repair them while the tenants still inhabited them.

Tenants claim the landlord has done little repair work in the buildings since purchasing them in October 1982.

"He (Michael Hesson, one of the building's landords) says he doesn't have enough money to fix the roof while we're still here," Mrs. Cunningham said, "but they had enough money to buy the building, didn't they? They should have enough to fix them up, too."

Hesson said that economic conditions in the city and the magnitude of the violations that need to be addressed leave him no other choice than to seek the tenants' evictions.

"I have no other out," Hesson said, explaining that a

minimum of $500,000 would be needed to abate all violations in the building. That figure, though, could easily reach $800,000 after taking into account inflation and hidden problems, he said.

Besides, Hesson said, much of the work on the building will require knocking out walls and hallways to get at plumbing and electrical wire. Extensive work will have to be done to each of the buildings' roofs and several will need replacement.

Park Avenue Associates, which is a limited partnership of which Hesson is one partner, lost between $30,000 and $40,000 last year despite having rented nearly every apartment in the eight buildings, Hesson said.

Low rents, set largely through rent control laws, do not give him the flexibility to meet the added expenses that the repairs would created, he said.

Also contributing are the banks. Hesson said he has been repeatedly turned down for home improvement loans for the properties because the rents do

See IT MAY — Page 15.



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The planning board rejected the first proposal because the bulk of the building was too much for the site and the parking provided only one space for every two apartments rather than one space for every apartment, as the ordinance requires. But the rejection is not the the significant point. Rather, the point is that a young partnership is willing to bet, if and when it gets approvals, that people are willing to pay rents in excess of $1500 per month to live at First and Clinton. This notion would have been laughable even three years ago.

Hoboken has now gone from the depths of disinvestment of the early '60s, when it seemed that the city had reached a point of no return, to the early urban pioneers and subsidized rehabilitation of the late '60s and very early '70s, on to the artists, professors, young lawyers, and upper west side types of the late '70s. Now someone thinks there is a market for stock brokers, high tech computer people and middle level executives in Hoboken. At $1500 per month and up, out little community must have an attractiveness that transcends pure economics. What do we make of this?

Hoboken's attractiveness to people with more money to spend on housing is neither good nor bad; it is simply a fact. Is new construction of luxury housing on underutilized, deteriorated sites good for Hoboken or not?

In balance it is probably good. There are those who argue that the unique quality of Hoboken is being destroyed by the influx of non "Hobokenites". That is probably true. However, those who yell the loudest on this point are the very people who arrived within the last 8 years or so, themselves the agents of change.

The low income population, the Hispanics, the elderly, and the newly forming households, have a much more serious claim, which is that they are being displaced from their housing by people willing to pay more. However, nothing short of subsidized housing will permit lower income households to compete in this market. New luxury housing does, however, aid the middle income Hoboken renter.

If people who can pay $1500 a month in rent want to live in Hoboken, their pressure is like that of the starfish on the clam—slow, steady, and inevitable. The only softening of these market forces has to do with the supply of housing. So, if Danny Gans and his partners want to build top-of-the-line apartments with more space and goodies than a warmed-over tenement, there will be a choice for those of high purchasing power. Many will opt for the new building and garbage disposals over 11-foot ceilings and bronze plumbing. This choice will ultimately reduce the pressure to convert tenements to luxury income housing because tenements won't be able to command the same rents. This process helps the middle income tenant who can still afford renovated tenements but not new construction.

The statistics make it even more clear that production of more unsubsidized housing is needed.

The 1980 Census shows 6,000 apartment units (out of 15,000 total) in Hoboken contained in buildings of 10 families or more (i.e., the tenements). More than half of these apartments are subsidized and limited to low or moderate income families, the Housing Authority, Applied Housing, Clock Towers, Church Towers, etc. This leaves only 300 tenements receiving the brunt of demand from the upper income immigration. Added to this are a few hundred smaller buildings. No wonder Hoboken feels like a pressure cooker.

The addition of more high rent units built on empty land without physical displacement can only help. The Ratable can't hurt, either. We leave the question of aesthetics to another article. □

It may pay a landlord to let building decay

By James Kopchains

They were never the prettiest of apartments, but the eight apartment buildings at 805-821 Park Ave. in Hoboken have provided sturdy, safe housing for many families over the years.

"They were never luxury housing, if that's what you mean, but they were always comfortable and clean," said Gladys Cunningham, a tenant at 819 Park for over 28 years.

They are now in disrepair. The landlord, Park Avenue Associates, has petitioned the state Department of Community Affairs for permission to empty the buildings so they can rehabilitate them.

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With no repairs being done at present, tenants may have to fight to stay in dilapidated housing rather than face eviction.

For city officials, the action may signal a more disturbing trend in the city's housing crisis.

They fear landlords may take a cue from the Park Avenue buildings, keeping violations unabated in the hope of evicting low-paying tenants and attracting high-paying tenants in rehabilitated housing.

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Besides, Hesson said, much of the work on the building will require knocking out walls and hallways to get at plumbing and electrical wire. Extensive work will have to be done to each of the buildings' roofs and several will need replacement.

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Also contributing are the banks. Hesson said he has been repeatedly turned down for home improvement loans for the properties because the rents do

See IT MAY — Page 15.



Photo by Wally Hennig

Once sturdy, comfortable housing, apartment buildings at 805-821 Park Ave., Hoboken, are now in disrepair. The landlord wants to empty the buildings, which would displace 40 to 50 tenants.

may pay a landlord to let his building decay

Continued from Page 1

not provide the type of financial return that is required for loans.

However, Hesson said he could receive the loans if the apartments are vacant and he could rent them, after rehabilitation, at a higher rate of rent.

Even the substantial rehabilitation clause of the city's rent code cannot be used by Park Avenue Associates. Landlords throughout the city have been using the clause, which allows them to decontrol rents for 13 months after extensive renovations, to perform work on their buildings and attract higher rents.

Hesson said he has already asked about substantial rehabilitation, but found that many costs would not be allowed

knew the buildings were in a bad condition when they purchased them, but did not realize how extensive the problem was until ordering a study by architect Joseph Vitullo after purchase.

In the notices sent to tenants, Hesson informed them that they would have until March 1 to leave their apartments should the state courts order an eviction and relocation.

However, before granting approval, state inspectors will first check the premises and take written comments from the city's relocation and housing offices.

If, after this, state officials agree the eviction is justified, they will forward a recommendation to the courts.

Once eviction is ordered, tenants who meet income guidelines may be eligible for [illegible] city relocation aid.

relocation officer, said it may be nearly impossible.

"When you have a zero vacancy rate in this city, which we have for all intents and purposes, you just cannot find proper housing. I'm already backlogged with people who need apartments. Who needs 40 or 50 more families?"

According to Jude Fitzgibbons, the city's chief housing inspector, the buildings have had violations on and off over the past three years.

Five of the eight buidings were inspected several weeks after they were purchased, Fitzgibbons said, and turned up a large number of violations.

Among the more serious violations are leaks in the roofs and plumbing in all eight buildings, which have caused serious water damage in the buildings, and the lack of proper [illegible] security systems.

has to rely on the s[illegible] bureau and city fin[illegible] owners to make re[illegible] have proved inade[illegible] 805-821 Park Ave., [illegible]

Bureaucratic b[illegible] procedures in the [illegible] has repeatedly p[illegible] violation deadlin[illegible] landlord, Fitzgibbo[illegible]

To Councilman[illegible] Wilson Jr., the [illegible] buildings have s[illegible] weaknesses in the [illegible] tion procedures.

"They keep te[illegible] are inspecting and[illegible] but nothing ever ge[illegible] buildings' conditio[illegible]

Wilson has b[illegible] the problems at th[illegible] the past several y[illegible] located within his[illegible]

He has brough[illegible] over the buildings[illegible] inspection system[illegible] several times wi[illegible]

EDITORIAL

Guest Editorial: Maintaining Our Physical Plant— Another View

Last week's article entitled "Sewers Ills: No Quick Cures" contained an interesting quote from Mayor Steve Cappiello. The Mayor stated, "Why don't we have a maintenance program? It's the demand by organized employee groups. It's always constant. The denial of maintenance money is also constant. It's the least pressured thing." With due respect for the Mayor, a careful analysis of the problem of maintenance leads to the inescapable conclusion that he is off

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Dilemma

Why should Hoboken officials develop a new rental policy for the city?

Consider the case of the buildings at 805-821 Park Avenue.

This block of buildings for years offered stable, secure housing at reasonable rents for middle class families.

Now they may be lost to that rental category for good.

A fairly new owner can't make enough money at the present rent levels to make sorely needed repairs. Even with the highest allowable hardship rent increase, the firm can't halt the deterioration of the buildings

20 THE JERSY JOURNAL, WEDNESDAY, DECEMBER 14, 1983

Housing repairs are today's topic in Hoboken

By James Kopchains

A row of dilapidated buildings on Eighth Street and Park Avenue in Hoboken and the failure of the city to force the landlord to make repairs is expected to dominate today's meeting of the City Council's housing committee.

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So the tenants have been ordered out of the buildings.

Park Avenue Associates asserts it can get a bank to lend it the $500,000 needed for repairs based on the projected rents it would collect. At the present rents, no bank will lend the firm money, the owner contends.

Park Avenue Associates can't be expected to go to extraordinary measures to keep a building open for low and moderate income families.

But the city is obligated to come up with a policy that preserves such rental units.

As Jersey Journal reporter Jim Kopchains showed in his series on the Hoboken housing crisis, the problem is out of control.

Local housing and rental laws designed to protect both landlords and tenants have become obsolete. The Park Avenue buildings illustrate just how ineffective those laws are.

Until new laws can be adopted, the rent control board should be deciding each case on an individual basis, stretching present laws if necessary to keep landlords from emptying apartment buildings completely so as to convert them into luxury housing.

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See Editorial:
DILEMMA
On Page 40.

The city's chief housing inspector, Jude Fitzgibbons, has been asked to speak to the committee at the meeting in the city clerk's office.

In a story examining the situation surrounding the buildings at 805-821 Park Ave., published last week in The Jersey Journal, Fitzgibbons said his department has been stymied over and over again because of state inaction and low municipal and state housing violation fines.

The landlord of the buildings has maintained that he cannot repair the building and meet the city housing codes without first removing the 80 families living there. Fitzgibbons said he believed the violations could be repaired without evicting the tenants.

The council committee on housing includes Thomas Kennedy, Mary Francone, and E. Norman Wilson Jr. Both Wilson and Kennedy have repeatedly tried to spur Fitzgibbons and his department in getting the landlord to fix the building, they said.

However, Fitzgibbons said his department can only do what the state orders it to do, because of the city's contract with the state. Also, he said, low fines given out in municipal court on specific violations also prevents his department from doing its job.

To improve the department's performance, Fitzgibbons said he would recommend that the council give it funds to hire additional inspectors and that it set up a separate housing court with higher maximum fines than are now on city books.

EDITORIAL

Guest Editorial: Maintaining Our Physical Plant— Another View

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Keeping things in good repair—whether sewers or schools or roads in the public sector or apartment buildings in the private sector—requires both good management and regular funding. In Hoboken's school system we have had neither, not because of the demands of employee groups but because of bad decisions or no decisions by the Board of Education.

It wasn't "employee groups" who demanded that a city councilman with no relevant training, experience, or expertise serve as the School Board's Supervisor of Maintenance for many years. It wasn't "employee groups" who decided to spend nearly $250,000 per year for a private contractor to maintain the high school. It wasn't "employee groups" who bungled the Rue School renovation project leading to at least a 40 percent cost overrun. And it wasn't "employee groups" who demanded the creation of an unnecessary job to administer the board business office and the hiring of yet another city councilman to fill the position.

I have conservatively estimated that roughly $1,100,000 of the school board's annual budget is wasted on unnecessary jobs, unproductive people, or management error. If we had a responsible board of education over the years, some of these funds could have been diverted to filling unmet needs, including proper supervision and regular funding for an on-going program of physical plant maintenance. Instead small problems are neglected and grow into major crises and the cost to the taxpayer is much more than it should have been.

Sewers and roads and buildings and vehicles can't produce campaign funds, election day workers, or votes. Therefore in a political system where reelection can only be assured by putting enough people on the payroll, there is little concern for either good management or diverting funds to pay for physical maintenance.

To blame "organized employee groups" for deficiencies of management is not only wrong but it tends to divide public employees from the public. Most people in public employment want to do a good job and given competent management and a decent working environment productivity would improve accordingly.

As we all nervously await the results of property revaluation, it is time for all of us—private citizens and public employees alike—to recognize that our interests are identical. We all need dedicated and competent management of public resources. Only then will we get necessary maintenance of Hoboken's physical plant and equipment.

Steve Block
Member,
Hoboken Board of Education



NANCY TSUCHIYA

The American Hotel at Hudson Place and River Street, Hoboken.

The American Hotel's Runyonesque Past and Renaissance Future

By Mark Leyner

A rumpled man, obviously drunk and needing a bath more than a pressing, shuffled past the American Hotel on the corner of River Street and Hudson Place in Hoboken. He stood, blinked and looked at workers, dumpsters and barricades and said, in a loud Jackie Gleason voice, "what the - - is going on here?" And, the citizens of Hoboken might ask the same question.

Ever since a mysterious fire in 1981 gutted the entire fourth floor, blowing the roof off the hotel and killing two people, the building has been under constant work — sometimes in dribs and drabs, sometimes in a flurry of activity. What, indeed, is the story here?

Former Flop House

For those whose bedtime reading includes the fairy tale, Fortune 500, the comic strip, gourmet cooking and a dash of police mystery, the ongoing saga of the American Hotel should be added to the list. Right here in our town, we have the story of an aging flea-bitten frog being turned into an elegant prince at the wave of a wand (the developers hope).

Like other American stories, it involves an immigrant's son and first generation vision and ambition.

The key figure today is Ray Lemme — wine importer, real estate developer, and owner of the American Hotel at 80 River St.

Lemme is the man who introduced Jaccobazzi wine (you know the funny commercial) into the United States. Today he is transforming a dilapidated flop house into what he expects to be the area's most spectacularly elegant office and restaurant complex.

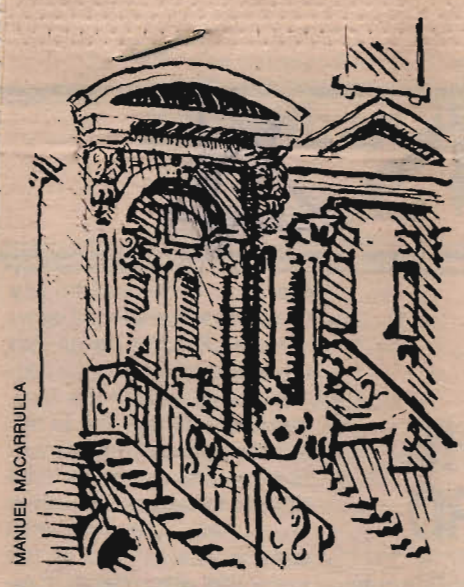
Owned in the early 1900's by the mayor of Hoboken, George Gonzales, the American Hotel was eventually sold to John Nelson and Al Shwartz, and in the 1950s it passed into the hands of Walter Buszcak, an Austrian immigrant.

Proposed Office-Restaurant Complex

Buszcak, who currently resides in Florida, is described by contemporaries, former residents, and habitues of the American Hotel as a hard-working, honorable man who maintained the building himself, doing much of the carpentry, plumbing and masonry, and often tending bar. With the waning of Hoboken port activity and the absence of a market for upscale hotel space, the 85 rooms of the American Hotel had become last refuges for unemployed seamen, welfare recipients, and indigent, rootless single men.

A cabbie who worked the area for many years recalls that the American was used as a convenient hide-away for one-night stands by the more amorous late-night patrons of Hoboken's bars. The building and its goings on had come to resemble nothing more than the port-side flophouses of those mythic characters of a famous comic strip — Olive Oyl, Bluto, Wimpy, and Popeye the Sailor. In December, 1981, ill and wishing to retire, Buszcak negotiated the sale of the American Hotel to Lemme.

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MANUEL MACARRULLA

Real Estate Listings
Page 30

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commercially rather than as condo apartments are the building's potential for office and restaurant space and, of course, its location.

"That corner is simply too busy for condos," he said. Her former partner, Gerber, added that the city preferred commercial at that spot but Lemme denies that the city influenced him in any way.

Lemme and McKenna are well aware of the many factors which indicate that commercial development, particularly of office buildings, may not do so well in Hoboken.

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It is Lemme's hope that restaurant tenants will help offset the losses due to slow rental of office space. "We have a lot of fine restaurateurs interested," McKenna

Lemme and McKenna, the American Hotel is undergoing an extraordinary complex, expensive, and historically detailed renovation.

All the rotted piles beneath the foundation had to be capped with concrete—a massive and costly job. The facades, storefronts, and glass ceilings are being precisely restored in conjunction with guidelines established by the Hoboken Historic District Committee and the State Historic Preservation office. Workmen are building around the delicate imported ceilings with what Mckenna calls "loving care."

the HOBOKEN REPORTER

INCORPORATING THE HOBOKEN PICTORIAL

Vol. 1, No. 13 / 20 cents — December 14, 1983

see Off the record reverse side

ON THE WATER-FRONT

By Martin Bierbaum

On Nov. 30, C. Welles Fendrich, Jr., chairman of the Research and Development Council of New Jersey, announced the selection of Liberty State Park in Jersey City as the site for a $40 million New Jersey Science and Technology Center. Fendrich mentioned the accessibility of the site and the potential for unlimited expansion as the reasons behind the selection of the Jersey City site.

The Research and Development Council is a non-profit corporation which represents the interests of New Jersey's largest corporation which engage in extensive research and development activities. The Science and Technology Center has been a concept which the Council has been urging for the last six years. More than a hundred sites were considered by the Council. The two finalists were Hoboken and Jersey City. The Hoboken site was the waterfront area adjacent to Stevens Institute along the city-owned Fifth and Sixth Street piers.

The selection of the site is only the first step in what guarantees to be a long process towards the ultimate construction of the Center.

The proposal for the 200,000 square foot center must clear the Jersey City Council because it will require an amendment to the City's redevelopment plan. City Council approval is considered a

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NANCY TSUCHIYA

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The American Hotel's Runyonesque Past and Renaissance Future

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A cabbie who worked the area for many years recalls that the American was used as a convenient hide-away for one-night stands by the more amorous late-night patrons of Hoboken's bars. The building and its goings on had come to resemble nothing more than the port-side flophouses of those mythic characters of a famous comic strip—Olive Oyl, Bluto, Wimpy, and Popeye the Sailor. In December, 1981, ill and wishing to retire, Buszcak negotiated the sale of the American Hotel to Lemme.

continued on page 24

City Council - The ordinance appropriating $200,000 to purchase two street sweepers and provide financing of the appropriation by the issuance of $190,000 serial bonds and by the application of $10,000 from the Capital Account was taken from the table and read for the second and third time; Council President Helen Mack moved that the ordinance pass its third and final reading as read. This motion was adopted by a 9-0 vote. Bids and proposals for the two sweepers were heard. Mayor Steve Cappiello designated the week of Dec. 11th to the 17th as "National Drunk and Driving Awareness Week" and it was received and filed. □

Waterfront Scoop - Hoboken will pay $1.5 million for Piers A, B, and C to the Federal government as a result of negotiations with the regional G.S.A. office. The deal has been agreed to by both sides with only the mechanics of the purchase to be worked out.

American Hotel

cont'd from page 1

On the night of Dec. 21, 1981, while the sale was under contract, the killer fire occurred. Although rumors persist of arson and inter-family vendettas involving residents of the hotel, the Hoboken Arson Squad, after an investigation, was unable to determine a precise cause for the blaze. Despite the damage caused by the fire, the sale went through. Lemme purchased the property for approximately $500,000. No one could believe the price.

Along with his associate Carol McKenna, the architectural firm of Grunig, Wertz & Assoc., and with Harvey Gerber's development company, Over The River Corp. acting as construction manager, Lemme started his ambitious plan to transform the American Hotel into three elegant restaurants and 30,000 square feet of office space.

This past August, says Gerber, Lemme went his own way and took over the renovation of the building. After severing their relationship with Over The River Corp., Lemme and McKenna (who Lemme characterizes as "my right hand") started East Coast Restoration Corp.

Today, East Coast Restoration Corp. is the construction crew on the American Hotel project, with Lemme acting as his own developer and McKenna managing construction. "People are surprised to find that a little girl like me manages construction," McKenna laughed, perhaps a bit surprised herself.

Lemme, whose father emigrated from Abruzzi, Italy to the United States in the 1930s, maintains a wary, seignorial countenance which is sometimes difficult to read. One quality which comes through quite clearly, though, is pride—a pride which is the hallmark of first generation American enterprise.

He is proud when he talks about his wine importing company which distributes wines from Italy, France, Spain, and Germany. He is proud when he discusses his development of the Grant Hotel apartments at Third and Hudson Streets. He is proud when he shares his hopes and concerns about the massive renovation of the American Hotel.

McKenna is Lemme's perfect foil; she has a lively manner and her face is perpetually on the verge of smiles and laughter.

Relaxing after dinner in their sleekly appointed Grand Hotel apartment, Lemme and McKenna discussed the viability of commercial development in, what is essentially, a bedroom community. Lemme's reasons for deciding to develop the American commercially rather than as condo apartments are the building's potential for office and restaurant space and, of course, its location.

"That corner is simply too busy for condos," he said. Her former partner, Gerber, added that the city preferred commercial at that spot but Lemme denies that the city influenced him in any way.

Lemme and McKenna are well aware of the many factors which indicate that commercial development, particularly of office buildings, may not do so well in Hoboken.

The failure of the waterfront to develop as rapidly as had been anticipated and the aborted movie studio project at the Erie Lackawanna Terminal have both served to dampen the enthusiasm of other developers and prospective commerical tenants.

Jersey City poses colossal competition. Almost a million square feet are being offered in large chunks right now in downtown Jersey City—and at lower rents than Hoboken developers can produce.

"Right now, office space in Hoboken is rather difficult to rent," Lemme admits. "Jersey City offers less of a commute to the downtown financial area of New York City, and they [tenants] seem to be grabbing up most of that office space market."

Although Hoboken developers are generally reluctant to criticize the city's real estate tax policy—particularly with pertinent legislation pending—they do speak longingly of Jersey City's offers of tax abatements to foster commercial development and attract business.

Just what type of tenants does Lemme hope to attract for his 30,000 square feet of renovated office space?

"I'd prefer to have one tenant take the whole office complex," he replies simply. But present market conditions and the sluggishness in renting Hoboken office developments space in 5 Marine View Plaza on First St., and Joe Fox's old Evening News building at 70 Hudson St., make Lemme less than confident about maintaining his asking price of $21 per square foot.

"Asking price and selling price in real estate, especially with office space, are two different animals," Lemme admits.

But optimism reigns supreme in the Lemme/McKenna camp. Lemme even betrayed an interest in purchasing more property in the immediate vicinity of the American.

"If only the Hotel Victor [corner of Hudson and Hudson Place] would change," he mused. "It's kind of embarrassing to spend money building a building and then twenty feet away you see a derelict there with his fly open and shoes three sizes too big for his feet."

Both Lemme and McKenna await the Port Authority's waterfront development with great enthusiasm. Not only do they expect the finished development to pump new blood into the commercial real estate market, but they expect the construction itself to create new markets.

"They'll need office space for surveyors, architects, and building people in general," McKenna said. "They'll need places to eat too—which is why we're looking forward to bringing in good restaurants."

It is Lemme's hope that restaurant tenants will help offset the losses due to slow rental of office space. "We have a lot of fine restaurateurs interested," McKenna says, brimming with confidence. "I mean a lot!"

The three projected restaurants include a glass-enclosed penthouse restaurant with a panoramic view of Manhattan, the Hudson, and the lower bay; an elegant continental restaurant with a sidewalk cafe and elaborately stocked wine cellars, and another street level restaurant with al fresco dining in an inner courtyard. The two first floor restaurants will feature the building's original (fully-restored) glass ceilings imported from Venice at the turn of the century with painted panels framed in mahogany.

Neither Lemme nor McKenna would disclose what type of restaurateurs had expressed interest, but with gently prodding, McKenna hinted, "What Hoboken needs is a really fine Chinese restaurant."

Under the watchful eyes of Lemme and McKenna, the American Hotel is undergoing an extraordinary complex, expensive, and historically detailed renovation.

All the rotted piles beneath the foundation had to be capped with concrete—a massive and costly job. The facades, storefronts, and glass ceilings are being precisely restored in conjunction with guidelines established by the Hoboken Historic District Committee and the State Historic Preservation office. Workmen are building around the delicate imported ceilings with what Mckenna calls "loving care."

"This isn't a totally commercial project—there's a lot of our heart and ourselves in this," McKenna says with genuine conviction. "We want to do something beautiful for Hoboken. We aren't doing this just for money."

If Lemme's ambitious vision is realized, the men who once guzzled bottles of Thunderbird and Night-Train in the halls of the old American Hotel will be replaced by impeccably-tailored waiters serving wines of a considerably more august vintage.

And so the question stands: Will Lemme, wine maven and real estate investor, succeed in transforming one of Hoboken's most dilapidated eyesores into the area's first major prestigious office/restaurant complex? □

By Martin Bierbaum

On Nov. 30, C. Welles Fendrich, Jr., chairman of the Re-



Tax breaks for Ranieri, others may be illegal

JJ 12/15/83

By BRAD KELLY
Staff Writer

HOBOKEN—City Councilman Robert A. Ranieri is one of about 25 property owners who may lose four years of property tax abatements they were granted last year under a city ordinance that may be unlawful.

"If the City Council does not adopt a new ordinance, I will remove the abatements from the books," Tax Assessor Woodrow Monte said yesterday.

That would mean that most of the owners of 26 multi-family properties who were given abate-

I assumed the changes had been

said Monte, who added that he was never told by the city law department that the changes had

ments last year would not receive the additional four-year reduction on their property assessments.

Several City Council members would like to see those abatements discontinued, hoping that additional ratables will put less of a burden on taxpayers next year.

If the council does not adopt a new ordinance allowing the abatements on multi-family dwellings, Monte said, about $818,000 more in ratables will be added to the city's tax base when the current abatements are stopped.

See ABATEMENTS, Page 14

part of the

Hudson getting funds to shelter homeless

JJ 12/16/83

Hoboken?

By Jeff Pundyk

Hudson County agencies will receive an additional $183,041 for the homeless and the hungary, according to an announcement by the Federal Emergency Management Agency.

Rep. Frank Guarini, was notified yesterday that the money will be distributed among county food and shelter programs Hudson County will receive $86,549, Jersey City, $75,850 and Union City, $20,642.

The funds, based on current 12-month unemployment rates and the number of unemployed in the area will supplement local emergency food and shelter programs, a spokesman from Guarinis office said.

The award comes on the heels of a telegram Guarini sent to Presidential Counselor Edwin Meese III objecting to Meese's statement that people "only go to soup kitchens because the food is free . . ."

Guarini invited Meese to corne to Hudson County last weekend to "spend a weekend in a homeless shelter, not eat, and then go to a soup kitchen and stand on line on Monday to see and feel what it is like to be hungry and needy."

According to a spokesman from Guarini's office, more than 150 people in Hudson County need help from food programs each day.

"I am thankful for this new funding which will help the needy, especially during the severe winter anticipated," Guarini said.

Hoboken seeks opinion on illegal tax breaks

JJ 12/14/83

The Hoboken tax assessor is asking the state attorney general's office about improper tax abatements handed out by the city since 1979.

The assessor, Woodrow Monte, said he has asked the County Tax Administrator Stanley Kosakowski to check with the state and to determine the consequences of the abatements.

According to Monte, without new legislation by the city council he will have to remove all abatements granted to onwers of multiple-dwelling building who have made repairs since 1979.

The city had given out the abatements to such owners of upto $10,000 for each unit they renovated.

However, Tom Calligy, the city's assistant attorney, has said that the council never did pass needed legislation to permit the abatement.

CHRISTMAS SALE
Super Spectacular Savings
Seiko Ultra-Thin
Dress Quartz

ABATEMENTS

Continued from Page 1

But based on last year's budget, that would only mean a decrease of about 7 cents in the current tax rate of $183.29 per $1,000 of assessed valuation, Monte argued.

The abatements in question were given out by the city tax assessor under an ordinance that allowed for abatements on both one- and two-family buildings and multi-family buildings.

In 1979, the Legislature amended abatement laws by placing oneand two-family buildings and multi-family buildings under separate state statutes.

Monte said it was up to the City Council to change its current ordinance to include only one- and two-family homes and to adopt a new ordinance to allow for the multi-family homes to be abated.

"I assumed the changes had been made," said Monte, who added that he was never told by the city law department that the changes had not been made.

It will now be the law department's chore to decide whether the state statutes invalidated the city's ordinance, whether the property owners affected will have to pay any back taxes, or whether a new ordinance, if passed, can be retroactive to 1979.

Ranieri, who received a $20,000 tax abatement on his four-family home at 228 Hudson St. in 1981, said he would "cheerfully pay any back taxes that are due."

He said, however, that other homeowners who would be affected by a decision to discontinue their existing abatements may not be too happy.

"It was a bureaucratic mixup by the city fathers, we all share the responsibility. We have to have a human concern in this also," Ranieri said.

"But those people who were under the assumption their abatements were proper may be up in arms over this," he said.

s for Ranieri, ly be illegal

ments last year would not receive the additional four-year reduction on their property assessments.

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14 **From Page One** The Dispatch

Tenants sue for more

By SHEPARD BARBASH
Staff Writer

NORTH BERGEN—Threatened with eviction and upset with conditions in their apartment house, tenants have ended a brief rent strike and filed 20 $1,000 summonses against their landlords in Hudson County Small Claims Court in Jersey City.

The 22-unit complex at 7320 Kennedy Blvd., cited by a state inspector last month for several violations, has been granted four rent increases since May. It is owned by Bertha, Edward, Victor and Florence Gates of Jersey City.

The tenants said that two of the four hikes, on hardship appeals, should never have been granted, and more than 50 of them — nearly all

ERSEY JOURNAL, THURSDAY, DECEMBER 15, 1983

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with another ordinance when the state law changed by late 1979, according to a report submitted by the city's Law Department.

Monte said the property owners he granted the abatements to had been referred to him by the Community Development Agency. The Law Department report claims only one of 26 people who were granted abatements came through the CDA. Fred Bado, director of the CDA, said his agency did not refer anyone to Monte.

further investigation.

Prior to the caucus, the council met in special session and introduced a $1 million bond ordinance to pay for school repairs. Vezzetti cast the lone vote opposing the ordinance.

Romano gets $38,000 school job

12/16/83

By James Kopchains

The Hoboken Board of Education has chosen City Councilman Anthony Romano as its new board secretary, replacing Assemblyman Thomas Gallo.

Romano, who has been Gallo's assistant since October, 1981, was chosen by a 5-to-1 vote of the board Tuesday night. Member Steven Block voted against the appointment and another member, James Pope, did not attend.

Romano will take over Gallo's duties on Jan. 1. Gallo is retiring after 18 years as secretary. Gallo also retired from his assemblyman's position and will be replaced in January by another councilman, Robert Ranieri.

For Romano, the new position will give him a salary of $38,000 per year, up from the $29,975 he earns as assistant. He also earns $11,000 as city councilman.

Gallo had been earning $48,300 per year in the position, mainly because of his seniority.

Romano first joined the school board in 1969 when he was named acting assistant business manager. He was named assistant manager in November of 1972 and then chosen the district's business manager in December of that year.

A former police officer, Romano won election to the council in 1971 in the city's First Ward. He has won two elections since then and with the retirement of Louis Francone this year, he now has the longest period of service on the council.

Romano had been considered the natural successor to Gallo, but when school board president Robert Wendelken resigned earlier this year, speculation in the city centered on Wendelken as the board's new secretary.

However, one source said yesterday that six months must pass before a former board member may take a position in the district.

Assessor defends illegal tax breaks

By John Watson

Why did the Hoboken tax assessor grant property tax abatements without legal authority?

"Because nobody told me not to," he replied.

Tax Assessor Woodrow Monte told the City Council last night that he knew the abatements were not authorized by city ordinance, but granted them because he presumed the council intended to pass the ordinance.

Monte said he granted 26 unauthorized abatements, but insisted the city had lost, "not one red cent," in taxes. Under continued questioning by council members, Monte said the property owners would have paid $31,557 in taxes if he had not granted the abatements.

Several council members expressed surprise at Monte's reasoning and questioned how $31,557 in taxes were not paid without costing the city anything.

"All the other taxpayers paid $31,557 extra," Monte responded.

"That's just a play on words," observed Councilman E. Norman Wilson, chairman of the finance committee which is investigating the matter.

In 1978, Hoboken had the abatement authorizing ordinances as required by state law, but failed to follow through with another ordinance when the state law changed by late 1979, according to a report submitted by the city's Law Department.

Monte said the property owners he granted the abatements to had been referred to him by the Community Development Agency. The Law Department report claims only one of 26 people who were granted abatements came through the CDA. Fred Bado, director of the CDA, said his agency did not refer anyone to Monte.

"I never solicited one of those abatements," Monte insisted. "They came from the CDA."

Councilman Robert Ranieri told fellow council members they had to determine, "was there evil intent or illegal monetary gain. I don't believe there was."

Councilman Thomas Vezetti said the determination of evil intent was "irrelevant. It's just bad government and we should do something about it."

Law Department Director Lawrence Florio attributed the unauthorized abatements to "oversight." He advised the council to pass an ordinance retroactively granting authorization for the abatements Monte granted.

Wilson said the council may take action on the matter at its meeting next Wednesday after further investigation.

Prior to the caucus, the council met in special session and introduced a $1 million bond ordinance to pay for school repairs. Vezzetti cast the lone vote opposing the ordinance.

Councilman Patrick Pasculli, who teaches in Hoboken, dikd not vote on the measure.

During the latter portion of the council's caucus, public works officials were questioned about alleged undercharging of some city building owners for water. The officials said the difference in charges are often the result of old faulty meters.

In other business, Vezzetti called for the resignations of all council members who held other elected offices or were employed by some municipal agency.

Tenants sue for more maintenance, less rent

By SHEPARD BARBASH
Staff Writer

NORTH BERGEN—Threatened with eviction and upset with conditions in their apartment house, tenants have ended a brief rent strike and filed 20 $1,000 summonses against their landlords in Hudson County Small Claims Court in Jersey City.

The 22-unit complex at 7320 Kennedy Blvd., cited by a state inspector last month for several violations, has been granted four rent increases since May. It is owned by Bertha, Edward, Victor and Florence Gates of Jersey City.

The tenants said that two of the four hikes, on hardship appeals, should never have been granted, and more than 50 of them — nearly all of the residents of the building — refused last week to pay the latest 12-percent increase effective Dec. 1. They backed off when the owners' attorney, Joseph Pojanowski, filed for their eviction in Hudson County Superior Court in Jersey City.

Pojanowski indicated he would continue to pursue the evictions until the tenants agreed to pay all legal fees in the dispute, a requirement in their rent leases, he claimed.

According to tenant leader Juanita Jackson, the township's rent-leveling ordinance prohibits hardship increases if the landlord fails to comply substantially with the state Hotel and Multiple Dwellings Act. (A hardship application is approved if a landlord's profits are judged too small to maintain the building and earn a "reasonable income.")

A tour of several apartments last week revealed two collapsed ceilings, exposed pipes, cracking plaster and evidence of roof leaks.

Jackson said the 20 summonses filed Monday in Small Claims Court charge the owners with failing to provide security locks, crimeinsurance information, a posted list of tenants, landlord identification and other services.

Pojanowski yesterday refused to comment on the tenants' charges filed in Small Claims Court but said rents were still too low for the landlords to properly maintain the building. The landlords have refused to comment on the tenants' charges and have directed inquiries to their lawyer.

State Building Inspector Neil Engelbach said last week the building was in "very bad condition" but did not say if the violations were significant enough to disallow (under the terms of the township's rent-leveling ordinance) the awarding of a hardship increase.

The 12-percent increase, granted by the township board of commissioners, was added to a 5.3-percent hike granted by the rent leveling board in May but appealed by the landlords as too small.

The rent-leveling board also granted a standard 2.5percent-annual increase in September, a capital improvement increase to pay for smoke detectors and a new hot-water heater.

Inspection to determin if tenants can remain

State housing inspectors have completed inspection of a row of apartments at 805-821 Park Avenue and will determine next week whether the buildings should be emptied to permit reconstruction.

The landlord is Park Avenue Associates. One of the landlords, Michael Hesson, has said that the building required repairs so extensive that they could not be accomplished with tenants still living in the apartments.

The inspection reports yesterday will be reviewe state housing officials along reports from the city's in tion department and its re tion bureau in determinin condition of the buildings.

If approved, the state then pass a recommendatio court hearing on eviction the buildings.

Wed-Dec 21-1983

State to check housing squeeze

After meeting with a tenants group for close to three hours yesterday, state officials have promised to return the visit to Hoboken to check on conditions regarding housing in the city.

Juan Garcia, one of the leaders of the Alliance of Tenants Organizations, said he was pleased with the reaction of state officials during their meeting Monday. Garcia and several other ALTO leaders met with Joe Rodriguez, of the state's public advocate's office.

According to Garcia, Rodriguez and other officials will be traveling to Hoboken within a month for a look at the housing situation.

ALTO and other city tenant groups maintain that speculation in Hoboken real estate pushed out a large percentage of residents in recent years.

Garcia said he believed the officials would include members of the civil rights division.

During the meeting, Garcia said that Hoboken was compared to Atlantic City where casinos and related industries are also pushing out long-time tenants.

"But Hoboken is a whole city that is afflicted with the problem," Garcia said. "In Atlantic City, it's only happening in small sections."

Discount Dept. Store

voted, 5-to-4, in favor of an 11-acre shopping center. A final vote must still be taken.

Wed-Dec 21-1983

Hoboken group plans forum on city problems

A Hoboken business group is making plans to sponsor a city-wide forum on important issues in the city and their possible effect in the future.

Ed Lista, an official with Maxwell House coffee plant, Eileen Cappock, a local realtor, and Nicholas Damiano, owner of the McDonald's Restaurant, will serve as co-chairmembers for the forum, to be held some time next month.

The issues will include: waterfront, police protection, design ways and means to handle the problems of the immediate decade and bring about a perspective for the 1990s," said Joseph Caporrino, HIBA president.

12/83

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The landlord is Park Avenue Associates. One of the landlords, Michael Hesson, has said that the building required repairs so extensive that they could not be accomplished with tenants still living in the apartments.

The inspection reports filed yesterday will be reviewed by state housing officials along with reports from the city's inspection department and its relocation bureau in determining the condition of the buildings.

If approved, the state would then pass a recommendation to a court hearing on evictions for the buildings.

Advocate to hear gripes

The state public advocate has scheduled a meeting for today with members of the Hoboken tenants group, ALTO to discuss the strained situation between tenants and landlords in the city.

Juan Garcia, one of the leaders of ALTO (Alliance of Tenants Organizations), had asked for a hearing with the state after travelling to Trenton last week with 50 supporters to speak to state Department of Community Affairs officials.

Garcia said he and four other ALTO members will meet with Joseph Rodriguez of the public advocate's office at 2 p.m. today to discuss the general situation regarding the poor tenants in Hoboken as well as several buildings which he said tenants are being harassed.

"This is something we have been trying to have the state investigate for some time. Now maybe something is going to happen," Garcia said.

ALTO has maintained that poor tenants, particularly Hispanics, are being systematically harassed and discriminated against in an effort by landlords to remove them to make room for tenants paying higher rents for their apartments.

Freeholders

...reversed its earlier position and voted, 5-to-4, in favor of an 11-acre shopping center. A final vote must still be taken.

Wed Nov 21 1973

Hoboken group plans forum on city problems

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Ed Lista, an official with Maxwell House coffee plant, Eileen Cappock, a local realtor, and Nicholas Damiano, owner of the McDonald's Restaurant, will serve as co-chairmembers for the forum, to be held some time next month.

The issues will include: waterfront, police protection, taxes, poor sewers, landlord-tenant relations, jobs and Hoboken industry.

"By bringing together various individuals from the component parts which constitute a city such as Hoboken, we will be able to design ways and means to handle the problems of the immediate decade and bring about a perspective for the 1990s," said Joseph Caporrino, HIBA president.

Plan 'tot lot'

democratically.

APRIL 28 83 HUDSON DISPATCH

Fire captains' hearing ends

By BILL GYVES
Staff Writer

HOBOKEN—The disciplinary hearing for five city fire captains facing possible dismissal from the force on charges of insubordination ended yesterday with the city announcing it expects to reach a decision within a month.

Public Safety Director James W. Giordano, who is the hearing officer in the case, would only say that he hopes to reach a decision in the case within four weeks.

The captains face a maximum penalty of dismissal from the force on the charges that on July 31 they refused to order firefighters into a building suspected of being an arson target. The captains claim the search should have been done by a police officer or an armed fire marshal.

Last week, Giordano refused to allow testimony from two defense witnesses, one a New York City fire marshal, the other a retired Newark fire marshal, who were scheduled to testify that a search of a suspected arson target should only be conducted by armed personnel.

The city contends the five shirked their responibilities, and endangered the lives of city residents by refusing the commands of their superiors.

A group of 75 firefighters from departments throughout the county protested in support of the captains outside City Hall, where the closed hearing was held. The protestors dubbed the captains The Hoboken Five.

A four-foot coffin, on which a sign was posted reading "Is Justice Dead?" was carried along the picket line by four of the firefighters. Others carried posters reading "We fight fires, not arsonists."

Capt. Bill Bergin, president of the union representing the five captains, said yesterday he was confident the city would return a favorable verdict.

"I'm confident in the sense that it will be extremely, extremely difficult for the city to come out with a negative ruling," said Bergin, president of the Hoboken Fire Officers' Union. Last week, however, Bergin predicted Giordano would return a negative ruling. Any negative ruling will be appealed, he said yesterday.

Hoboken rebirth puts poor in vise

By The Record's staff

On a recent evening in Hoboken, urbanites poured off the PATH train from Manhattan, clutching their briefcases and bustling toward their fashionable apartments.

"The commute's great. That's why I'm here," said 23-year-old Vincent Slavin, a Wall Street trader just moved from Chicago into his remodeled two-bedroom apartment. He splits the $775 rent with his roommate, another trader.

Blocks away, members of five families gathered around a kitchen table, their brown and black faces anxious. Their landlord had just announced a renovation of the building. Their rents will rise from $207 to $519 a month — much more than they can afford.

"Where am I to go?" asked Ramon Bautista, a 37-year-old factory worker who supports a wife and three children.

Sister Norberta Hunnewinkel, a blue-eyed nun in street clothes, spoke to them in Spanish: "It is important that we unite and that we have a plan." Then she wondered aloud how to translate "stall tactics" and "forestall the inevitable."

* * *

The two scenes were worlds apart yet closely intertwined, Hoboken residents, real estate agents, and city officials agree.

Affluent, upwardly mobile professionals are surging into trendy Hoboken, snatching up modernized apartments and condominiums as fast as they go on the market.

See HOBOKEN, Page A-12



Staff photo by Steve Auchard

Sister Norberta Hunnewinkel, right, discussing Hoboken's housing crisis.

mean to another apartment, it means displacement to another town," said Sister Norberta, the force behind *Por la Gente*/For the People, a seven-year-old tenants rights organization that began as a Hispanic group — Hoboken has a large Puerto Rican population — but since has encompassed other ethnics and middle-class families concerned about the rising cost of housing.

She is a member of the city's rent leveling board, which advises the

dollar, up to $1,000 a month for big places."

Adding to the real estate boom is the fact that while rent hikes are held to 7 percent a year, the city rent-leveling ordinance states that if an apartment is vacated, the rent can go up a maximum of 25 percent. And if renovations are made to a building, the rent becomes whatever the market will bear for 13 months.

"A $200-a-month apartment can go up to $1,000 a month if the owner makes substantial improvements," a

buildings lend themselves well to rehabilitation.

More and more landlords are undertaking what's known as "substantial rehabilitation" — major repairs costing as much as the building's assessed valuation. The repairs usually include tearing down inside walls, replacing plumbing and heating, putting in new floors, and giving the exterior a face lift.

And many buildings are being converted into condominiums, which al-

School board director Steve Block, also a member of the Hoboken Neighborhood Alliance, a homeowners' group protesting high property taxes, said district enrollment has dropped from 6,600 students in 1979 to 4,800 this year.

Exodus of families

The 27-percent plunge hints at the exodus of families, "and that doesn't include senior citizens on fixed incomes or others whose children

abandoned piers where a shipping industry once thrived — have attracted private money. The plans for a 52-acre stretch of offices, shops, and luxury condominiums have fueled private redevelopment and speculation all over town.

"We're up against this great big monster which is called the free marketplace, which is called the New York marketplace," Santaniello said. "It's not only happening in Hoboken. Gentrification is going on in most of the major cities throughout the country, and it's certainly a

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Ms. Torres lost her apartment to fire in March. She and four daughters, ages 9, 14, 15, and 16, split up among friends or relatives until taking a two-bedroom apartment in a decrepit building at 330 Madison St.

"God bless this lousy home," reads a plaque on the wall. Ms. Torres laughed in embarrassment upon learning what it meant.

Ms. Torres doesn't complain so much about the broken banister, the toilet that won't flush, the crowded living conditions, as much as about the rent: $400 a month. She gets $501 a month in welfare. Utilities cost about $75 a month.

School of hard knocks

"I cannot live happily with my daughters; I cannot give them a good life," Ms. Torres said in Spanish. "We feel nervous, uncomfortable, uneasy."

As with others she advises, Sister Norberta encourages the women to continue fighting until they have exhausted all possibilities of getting the apartment.

Even if they must leave town in the end, "these people are being educated," she said. "They'll never be the same. They'll never allow anybody to step all over them again."

Under city ordinances that allow the lifting of the 7-percent ceilings for 13 months, renovated rentals go for $600 to $800 per month, observers say, but some apartments carry $1,000 price tags.

Block said upwardly mobile professionals may find those rates a bargain compared with apartments in Manhattan, but they have exceeded the range of Hoboken's working

Miracle.

THE RECORD, WEDNESDAY, JULY 25, 1984

As Hoboken gentrifies, poor have nowhere to go

FROM PAGE A-1

"The private sector is going nuts. Hoboken is considered the hottest real estate in New Jersey right now," agent Maureen Singleton said. She attributed the phenomenon largely to Hoboken's convenient location, "a spit's throw from Manhattan," and rental rates that, compared with New York City's, seem a bargain.

But some of the working class and the poor, people who have lived in Hoboken for years, say they are being driven out by skyrocketing rents.

Some of the families have doubled up, sleeping on the floor. Others have settled for overpriced slums, afraid to complain about housing violations for fear of further rent hikes.

But most of those uprooted must leave the city. Hoboken's vacancy rate is less than 1 percent, officials say.

Displacement

"In Hoboken, displacement doesn't mean to another apartment, it means displacement to another town," said Sister Norberta, the force behind *Por la Gente*/For the People, a seven-year-old tenants rights organization that began as a Hispanic group — Hoboken has a large Puerto Rican population — but since has encompassed other ethnics and middle-class families concerned about the rising cost of housing.

She is a member of the city's rent leveling board, which advises the city council on rent control. She also belongs to the Hoboken Clergy Coalition and Campaign for Housing Justice, which was formed about three years ago after a rash of suspicious fires left hundreds homeless. Members include representatives from nearly 20 churches and Hoboken's only synagogue.

Sister Norberta calls the coalition "probably one of the best signs of hope for reform, because each clergy person represents a whole congregation of people."

Making killings

There is another side to the story, however. Some of the working-class families, mostly Italian-Americans, are making killings selling or renting the houses that they have lived in for generations.

"Some of these brownstones and row houses were bought by the old-timers for $4,000 only 20 or 30 years ago," said a real estate salesman, "and today they are selling for upward of $125,000. Also, many locals are renting out their houses to New Yorkers who are willing to pay top dollar, up to $1,000 a month for big places."

Adding to the real estate boom is the fact that while rent hikes are held to 7 percent a year, the city rent-leveling ordinance states that if an apartment is vacated, the rent can go up a maximum of 25 percent. And if renovations are made to a building, the rent becomes whatever the market will bear for 13 months.

"A $200-a-month apartment can go up to $1,000 a month if the owner makes substantial improvements," a city official said. "That's how the people are forced out. But you can't blame the owner for trying to make a buck."

Divided city

These elements have divided Hoboken, where 42,500 people live in one square mile between the Lincoln and Holland tunnels in Hudson County. Day and night they spill onto the sidewalks and clog the narrow streets, where boutiques, gourmet shops, and interior decorators' offices have popped up among the laundromats, pizzerias, and neighborhood pubs.

Along the river — scene of "On the Waterfront" with Marlon Brando in the 1950's — abandoned piers of rotting wood, crumbling concrete, and twisted steel afford a panoramic view of Manhattan. Longtime residents bike, fish, and hang out along Sinatra Drive, named after the crooner born in Hoboken.

Now construction scaffolding covers brick tenements and brownstones at every turn. Though old, most built around the turn of the century, the sturdy brick-and-stone buildings lend themselves well to rehabilitation.

More and more landlords are undertaking what's known as "substantial rehabilitation" — major repairs costing as much as the building's assessed valuation. The repairs usually include tearing down inside walls, replacing plumbing and heating, putting in new floors, and giving the exterior a face lift.

And many buildings are being converted into condominiums, which allows owners to get three or four units in one brownstone. About 10 percent of the city's 16,000 dwelling units are condominiums.

Although about 20 percent of the units are public housing or rent-subsidized by the federal government, demand is overwhelming.

In March, a lottery was held to distribute the 54 units of Project Uplift, a renovated red brick apartment building on Willow Avenue, to 572 applicants — all of them Hoboken residents.

Demand for subsidies

At Project Uplift, renters pay no more than 30 percent of their income. It is the last such project Hoboken is likely to get for the time being, because the Reagan administration has cut funding.

"That's it; it's over," said Sal Santaniello, assistant director of the city's community development agency, which oversees the project. "The federal government has cut the program out."

No one knows exactly how many people have been displaced, but estimates range in the thousands.

School board director Steve Block, also a member of the Hoboken Neighborhood Alliance, a homeowners' group protesting high property taxes, said district enrollment has dropped from 6,600 students in 1979 to 4,800 this year.

Exodus of families

The 27-percent plunge hints at the exodus of families, "and that doesn't include senior citizens on fixed incomes or others whose children didn't attend public schools," Block said.

"What you've got is this rapidly gentrifying community, creating lots and lots of tensions because so many people are being hurt in the process," he said.

"There's an absence of serious commitment on the part of government to make it possible for longtime Hoboken people to stay here, and it's creating a lot of anger and frustrations."

On the questions of who is to blame for the displacement and what, if anything, can be done about it, Hoboken citizens, politicians, and business people sharply disagree.

Santaniello, who works out of the mayor's office, blames the Reagan administration for cutting federal funds to rent-subsidy programs.

"They can't spend it all on the goddamn military," he said. "It's the federal government's responsibility to solve these housing problems. The city just doesn't have the resources."

Eyes on waterfront

But highly touted plans to revive Hoboken's waterfront — the long-abandoned piers where a shipping industry once thrived — have attracted private money. The plans for a 52-acre stretch of offices, shops, and luxury condominiums have fueled private redevelopment and speculation all over town.

"We're up against this great big monster which is called the free marketplace, which is called the New York marketplace," Santaniello said. "It's not only happening in Hoboken. Gentrification is going on in most of the major cities throughout the country, and it's certainly a

Ms. Torres lost her apartment to fire in March. She and four daughters, ages 9, 14, 15, and 16, split up among friends or relatives until taking a two-bedroom apartment in a decrepit building at 330 Madison St.

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School of hard knocks

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Even if they must leave town in the end, "these people are being educated," she said. "They'll never be the same. They'll never allow anybody to step all over them again."

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Block said upwardly mobile professionals may find those rates a bargain compared with apartments in Manhattan, but they have exceeded the range of Hoboken's working

terrible thing for poor people."

Sister Norberta, however, represents a growing body of grass-roots activists who insist that the city can and should put tighter reins on the rampant development. They are organizing, protesting, and lobbying for redress.

Emergencies

The sister, a cafeteria worker at St. Joseph's parochial school, quit teaching three years ago to devote the time to housing problems. They keep her busy. "It's very difficult to deal with the long-range problems when you have so many people in crises, so many emergencies," she said.

One involves complaints by five women, heads of families, who believe they were wrongly denied apartments in Project Uplift.

The sister, backed by other members of *Por la Gente*, has appealed on behalf of the women and asked the state's Office of Housing and Equal Opportunity to investigate. An agency official confirmed that a probe has begun.

Another fire victim

Two of the women, Ada Torres, 33, and Antonia Lozada, 53, had lost apartments after fires in their buildings.

Ms. Lozada still suffers leg and back injuries from jumping out of a window onto a roof 20 feet below because her building had no fire escapes, she said recently while visiting Sister Norberta. Since the fire last October, Ms. Lozada and her 10-year-old daughter have been sleeping on the floor of a housing authority apartment with a family of four.

class.

That landlords Luis and Gladys Medina say they plan to charge $519 after revamping their Washington Street building hardly comforts the five families living there.

"We can't stay at that price," Bautista said at the kitchen-table strategy session. "But there are no other apartments in Hoboken, so where do I go?"

Out of the country

He already suspects the answer: back to Santo Domingo, which he left for Hoboken 16 years ago.

Segundo Salins, 54, a janitor living with his wife and three children in the Medinas' building, may return to his native Ecuador after 12 years in Hoboken.

Tenant Zoila Lopez, 31, a former Ecuadoran, proudly displays her U.S. citizenship card, which she obtained 14 years ago after moving to Hoboken. Her husband is a painter. His mother lives with them and their 11-month-old baby.

Ms. Lopez can't say where she might go. "This is my life. I like Hoboken too much."

Slavin, the Wall Street trader, also likes Hoboken.

"My neighborhood's all right. It could be cleaned up a bit, but the people are friendly."

It doesn't bother Slavin that poor people have to leave Hoboken, as "yuppies" like him move in, he said.

"We're not doing anything wrong. Somebody's offering something better for people who can afford it. What's wrong with that?"

Staff writer Tom Toolen contributed to this article.

IT'S NO MON

SALE TODAY THRU SAT., JULY 28th

QUANTITY RIGHTS RESERVED

JOHNSON'S BABY OIL 16 ounce 2.69 Our Regular 3.99

DORITOS TORTILLA CHIPS Regular 99¢ 8 ounce Bag Our Regular 1.49

BAN ROLL-ON ANTI-PERSPIRANT All Types

CLAIROL •CONDITION •CONDITION II SHAMPOO AFTER SHAMPOO

20 OUNCE BONUS SIZE

NEW FREEDOM REGULAR MAXI ROLL-ON

johnson baby oil

Dorito's

REGISTRATION OF DWELLINGS SUBJECT TO PROVISIONS OF RENT CONTROL AND STABILIZATIONORDINANCE OF THE CITY OF HOBOKEN, NEW JERSEY AS REQUIRED BY SECTION 18:60 OF SAID ORDINANCE.

Please print or type DATE 10-1 REG.# 2073

ADDRESS OF BUILDING BEING REGISTERED 719 WILLOW AVE. 452

NAME OF TENANT	APT. NO.	NUMBER OF ROOMS	CURRENT RENT	DATE OF LAST INCREASE	AMOUNT OF LAST INCREASE	DATE LEASE EXPIRES
MICHAEL GREEN	1	5	425.00	8-1-84	was equipted by owner	
JOHN RUNOWICZ	2	5	494	7-1-85	18	
INGRID WRIGHT	3	5	400	—	—	
VARADARAJ N. TEKAL	4	5	498	1-1-85	18	
PETER LIN	5	5	498	5-1-85	18	
HONG-LIANG CUI	6	5	480	7-1-85	20	
RICK FERNANDEZ	7	5	494	7-1-84	18	
JAY D. MANCINI	8	5	500	8-1-84	25	
ELIZABETH MARTIN	9	5	525.-	10-1-84	25	

Check services provided: Heat Hot Water Utilities Other

Name of building owner: Hayrettin & Nesrin Kilic Address 644 Washington Street Hoboken

Telephone No: 798-0470 Name of Superintendant Orhan Yegen

Address of Superintendant 100 Manhattan Ave. Apt. 203 Union City 07087 Telephone No. —

A REGISTRATION FEE OF $10.00 MUST ACCOMPANY THE FILING OF THIS FORM. (Sec.18:55 (B) (3)

452

CITY OF HOBOKEN

ANNUAL REGISTRATION STATEMENT PURSUANT TO THE RENT CONTROL LAW, HOBOKEN CODE CHAPTER 155

719 willow ave. Hoboken Date: Nov/1/85 Rec.#: 1241

Address of Property Registered

Hayrettin Kilic	644 washington sti	798 0470
Owner's Name	Owner's Address	Owner's Telephone No.
Taner Aksoy	719 willow # 7	792 1596
Superintendant	Superintendent's Address	Super's Telephone No.

Check services provided by landlord:

Heat___ Hot water___ Electricity___ Gas ___ Other water

A REGISTRATION FEE OF $10.00 MUST ACCOMPANY THE FILING OF THIS REGISTRATION STATEMENT (Hob. Code Ch.155-20,30)

Signature of Owner or Agent and Title

Name of Tenant(s)	Apt. No.	No.of Rooms	Total Current Rent	Base Rent	Surcharges	Type of Surcharge	Date of Last Increase	Amount of Last Increase	Reason for Last Increase	Date Lease Expires
MIKE GREEN	1	4	528	490	38	Tax	1-Nov-85	38	Surcharge	Month-to-month
JOAN NELSON	2	5	681	630	51	Tax	8-1-1988	51	Surcharge	Month-to-month
THOMAS CORBETT	3	5	626	575	51	Tax	11-1 1988	51	Surcharge	Month-to-month
E Kenny-P Palmero	4	5	701	650	51	Tax	11-1-1988	51	Surcharge	Month-to-month
Peter Lin	5	5	599	561	38	Tax	5-1-1988	38	Surcharge	Month-to-month
Anne Wyville	6	5	651.41	600.41	38	Tax	11-1-88	38	Surcharge	month-to-month
Taner Aksoy [Super]	7	5	Free	—	—	-	—	—	—	—
Jay D Mancini	8	5	596	558	38	Tax	11-1-1988	38	Surcharge	month-to-month
Elizbath Phillip	9	5	602	564	38	Tax	11-1-1988	38	Surcharge	month-to-month

Page ___ of ___

REGISTRATION OF BUILDINGS SUBJECT TO PROVISIONS OF RENT CONTROL AND STABILIZATION ORDINANCE OF CITY OF HOBOKEN, NEW JERSEY AS REQUIRED BY SECTION 18:60 OF SAID ORDINANCE.

RECP. NO. 252

#452

Please print or type

Date: February 25, 1983

Address of building being registered: 719 Willow Avenue, Hoboken, New Jersey

LIST ALL TENANTS AND ALL RENTAL UNITS

NAME OF TENANT	APT. NO.	NUMBER OF ROOMS	NEW CURRENT RENT	DATE OF LAST INCREASE	AMOUNT OF LAST INCREASE	DATE LEASE EXPIRES
yrettin Kilic	1	5	450.00	as of 4/1/83	As per dec. of rent board	month to month
~~PTY~~ MicHaeL Bower	2	5	435.00	New TENANT 3/1/83	11	11
GRID WRIGHT	3	5	415.00	as of 4/1/83	as per dec. of rent board	month to month
NGIZ BATIGUN	4	5	440.00	as of 4/1/83	as per dec. of rent board	month to month
R. MADHUKAR	5	5	460.00	as of 4/1/83	as per dec. of rent board	month to month
DI KUKNER	6	5	415.00	as of 4/1/83	as per dec. of rent board	month to month
SE ROMERO	7	5	415.00	as of 4/1/83	as per dec. of rent board	month to month
SOOR RAMESH	8	5	460.00	as of 4/1/83	as per dec. of rent board	month to month
HY O'DONNELL	9	5	415.00	as of 4/1/83	as per dec. of rent board	month to month

Check services provided: Heat No Hot Water No Utilities No Other Cold water

Name of owner of building: HAYRETTIN KILIC Address 719 Willow Avenue, Hoboken, New Jersey

Telephone: 656-6877

Name of superintendent: OWNER Address

Telephone:

registration Fee of $10.00 must accompany the filing of this form.(18:55(B) 9(#3).

Mayor Anthony Russo announces:

The 1997 Earned Income Credit Campaign

THE 1997 EARNED INCOME CREDIT CAMPAIGN

Put Some Extra Money in Your Pocket!!

Claim Your Earned Income Credit

A Tax Benefit for People Who Work

If you lived with one child in 1996 and your family earned less than $25,078, you can get up to $2,152.

If you lived with two or more children in 1996 and your family earned less than $28,495, you can get up to $3,556.

If you had no children living with you in 1996 and you earned less than $9,500, AND you were between ages 25 and 64, you can get up to $323.

For information call 420-2230



The IRS is Going to Give Me Money?

Yes!! The Earned Income Credit (EIC) is a special tax benefit only for people who work full- or part-time. If you qualify, you'll owe less in taxes and you may get cash back. Even if you don't owe income tax you can get the EIC. But, you must file a tax return. Even workers who aren't raising children can get the EIC!



Get the Earned Income Credit By Filing a Federal Tax Return

If you were raising children in your home in 1996: File Form 1040 or 1040A, not Form 1040EZ. Be sure to attach Schedule EIC.

If you were not raising children in your home in 1996: File Form 1040, 1040A or 1040EZ. You don't need to file Schedule EIC.

Avoid Refund Delays

Be sure to provide the correct name and Social Security number for each person listed on your tax return.

Questions & Answers About the Earned Income Credit



What if I don't know how to file a tax return?

To get free help filing your tax return and for more information about the Earned Income Credit, call the IRS at 1-800-829-1040.

What if I haven't filed a tax return in a long while?

You can still get the EIC. If you were eligible you can claim the EIC for three years back. Call the IRS to find out how. If you owe back taxes, the EIC may lower your tax bill. You may also be able to work out a payment agreement.

Can I get a quick refund with my Earned Income Credit?

Yes, but it might not be your best choice. Quick refunds take away money from your EIC. Remember, free tax help is available.

What if I'm not a U.S. citizen?

Many legal immigrants who are employed are eligible for the EIC, including *green card* holders, refugees, and others legally authorized to work. Getting the credit will not hurt your immigration status.

I work and get public assistance benefits. If I get the EIC, will I lose my other benefits?

In most cases no. The EIC does not affect benefits like AFDC, Food Stamps, SSI, Medicaid or housing.



Get Free Help Filing Your Taxes!!!

VITA, a program of the IRS, helps people fill out their tax forms for free. VITA sites are open from late January through April 15. To find the VITA site near you, call 1-800-829-1040. Be patient — the line is often busy.

Mayor Anthony Russo

announces:

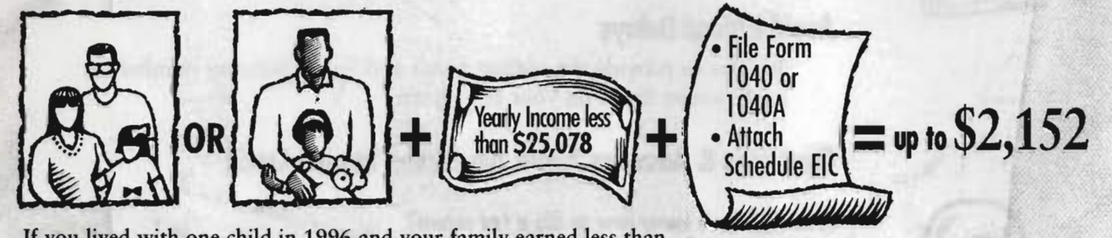
The 1997 Earned Income Credit Campaign

THE 1997 EARNED INCOME CREDIT CAMPAIGN

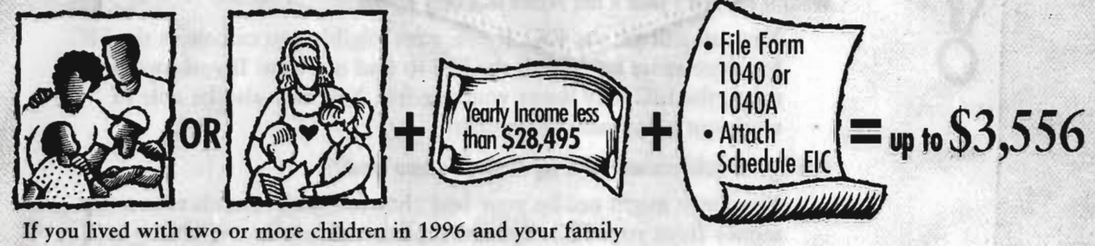
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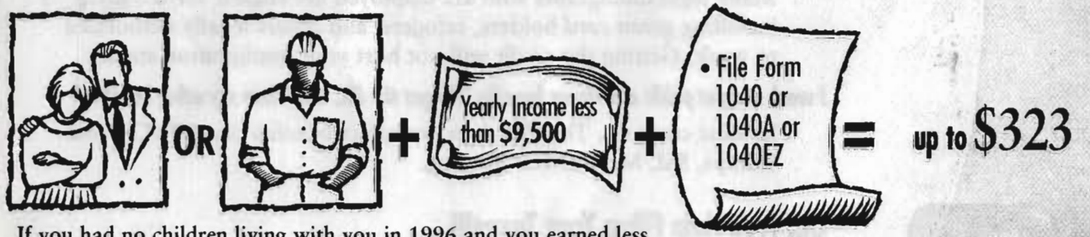
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