

# Decontrol, 11.5% rent hike in new Hoboken ordinance

By Earl Morgan

Vacancy decontrol, 11.5 percent hardship rent increases and registration of apartments will become a fact of life for landlords and tenants in Hoboken if a new rent control ordinance is adopted.

The city council met last night in a "working session" to iron out details and agreed to remain the present 7.5 percent annual increase landlords receive.

The new ordinance will allow landlords who can show they are not making a profit on their investment to receive an increase of up to 11.5 percent of the current rent.

Under the new ordinance, landlords will be allowed to exempt apartment that are voluntarily vacated by a tenant from control in setting the new rents and will be able to charge whatever the market can

bear "without regard to rentals paid by the previous tenant."

Once the new rent is set, though, the apartment is subject to the rent ordinance.

The council also stipulated that provisions to protect tenants from being harassed by a landlord into moving and would require all landlords to "register" their apartments with the city.

The new ordinance would fine landlords found in violation from \$100 to \$500.

The law includes stipulation that would allow the increase for dwellings of five unit or more, the property having been owned by a landlord for a minimum of one year.

The stipulation does not apply to buildings with four units or less.

The council also moved to change

the provisions of the old ordinance dealing with substantial rehabilitation. Formerly, a landlord only had to invest 50 percent of the assessed value of the property into rehabilitation to qualify for a rent increase. The new ordinance would require a 100 percent investment of assessed value before a rent increase could be granted.

"What the council is trying to do with the new ordinance is protect the tenants and also protect the real estate market," Councilman Robert Ranieri said.

"The council worked very hard to reach concensus on this matter. There are no heroes or villains involved here."

The ordinance is expected to be placed on the council agenda next week. If approved, public hearings on the ordinance would be held next month.

## Controversy over decontrol

June 5, 1981  
Friday

Hoboken Health and Welfare Director James Farina said today he was extremely concerned that a vacancy decontrol clause in Hoboken's levied rent leveling ordinance would lead to the wholesale eviction of elderly and poor from their Hoboken apartments.

"Knowing that if he gets his apartment vacant he can raise the rent to whatever he or she wants, a certain group of landlords will do whatever they have to get a tenant out," he said. "I'm totally against such a clause."

It was revealed at Wednesday's

Hoboken City Council meeting, to the surprise of both landlords and tenants in the audience, that the revised ordinance contained the decontrol clause. The revised ordinance is expected to be introduced at the June 17 city council meeting.

Despite Farina's objections, Hoboken Mayor Steve Cappelletto said he favored for the decontrol clause.

"I don't see anything wrong with a landlord getting whatever he can for an apartment he's renting," the mayor said. "I just don't want to see anyone evicted by a landlord so he can get the apartment vacant. We can't allow that to happen."

Farina said evictions were il-

legal, but many of the elderly and poor could easily be intimidated and would be afraid to complain to the authorities.

developers options  
choices to two.

approval, amendment or rejection.

# Law permits vacancy decontrol

*June 4, 1981  
Thursday*

Continued from Page 1

City officials have admitted that many landlords are now violating the rent-leveling ordinance by renting apartments to out-of-towners, mostly from New York, who are content to pay the going rate because it is cheaper than their previous rent.

Individual council members refused comment on the decontrol clause until after a meeting tomorrow at 7:30 p.m. in the city council chambers. It will be open to the public although they will not be allowed to speak.

Meanwhile, a spokesman for the Hoboken Property Owners' Association, Hugh Hothem, said landlords are still not happy with the rent-leveling ordinance even with the vacancy decontrol provisions.

Hothem said the association is still against other proposed revisions in the ordinance, including a 12-month ban on hardship rent increases for new landlords and a 25-percent limit on the amount of such an increase during any 12-month period. Those provisions only apply to landlords

with five or more residential units.

Eight landlords spoke at yesterday's meeting all essentially echoing Hothem's thoughts.

Allen Richards, a landlord who owns a 10-unit building at 816 Willow Ave., said the two new hardship provisions would have the effect of stopping landlords from fixing up their buildings.

Richards, using his building as an example, said since he purchased it in December, has spent over \$40,000 to renovate it and has incurred an additional \$7,000 in maintenance costs even though he only receives \$16,000 a year in rents.

Cramer, however, said if landlords can't afford the money to renovate the buildings without a hardship increase, they shouldn't purchase the buildings.

"You don't buy something you can't afford," he constantly said as the landlords spoke.

Council members now say they expect the new rent-leveling ordinance to be introduced at the June 17 meeting.

## Cappiello won't block rent bill

By Randolph Diamond

Hoboken Mayor Steve Cappiello today called "unconstitutional" a clause in the proposed revision of Hoboken's rent leveling ordinance that limits hardship rent increases to 25 percent.

But the mayor said he still supports city council members in their move to enact the ordinance. He said, however, that he believes the clause would be knocked out by the courts if challenged by landlords.

"It's probably a stop-gap measure," he said. "But we should try and do something to help the tenants."

Cappiello said he also believes another clause in the revision, which bars new landlords who buy buildings with five or more units from obtaining a hardship increase for 13 months, may also be unconstitutional.

The mayor said he believes the 25 percent limit is unconstitutional because a landlord may be hit with unexpected costs, such as emergency repairs or the price of oil going up, and will have no recourse.

He said in the past, rent leveling and rent control ordinances have been knocked down by courts in other communities where it was found the landlord had no way to get a fair return on his property.

The mayor said the 13-month ban on hardship increases also looked illegal but said he wasn't sure about it since it could be argued that a landlord could obtain a reasonable return on his property after the 13 months if there was no clause limiting the hardships to 25 percent.

City Council President Walter Cramer, who originally proposed both the 13-month ban on hardship rent increases for new owners and the 25 percent limit, was unavailable for comment yesterday.

Previously, Cramer, who is a lawyer, said he felt the 13-month ban and 25 percent limit on hardship increases were legal.

See CAPPIELLO — Page 4.

*Tuesday, June 9, 1981*

# Cappiello won't block rent bill

Tuesday  
June 9, 1981

Continued from Page 1.

Councilman-at-large Robert Ranieri, who originally challenged the clauses, said today he was happy that the mayor has come to his side, but said he will vote for them anyway.

"The council has been working on this ordinance for seven months and we have finally reached a concensus on the points we want," he said. "Not every councilman, including myself, likes all the changes but the whole thing is a trade-off. We're each getting some change we want put in the ordinance."

Hugh Hothem, a spokesman and one of the founders of the newly formed Hoboken Property Owners Association said the association will challenge the clauses in court if enacted.

"It is definitely unconstitutional," said Hothem. "It's a shame that the taxpayers' money of Hoboken will be wasted fighting other taxpayers in court when it's apparent the revisions are illegal."

Meanwhile, Ranieri said he believes the revised rent leveling ordinance will pass unanimously.

But Fifth Ward Councilman E. Norman Wilson Jr. said he has never agreed that he would vote to approve the revision of the rent leveling ordinance and said he was extremely troubled with the vacancy decontrol clause in the ordinance.

Wilson said he believes unscrupulous landlords may try and harass their tenants out of their apartments because of the decontrol provision and said many tenants who are elderly or poor might be afraid or not have the knowledge to complain to city authorities.

Sixth Ward Councilman Nunzio Malfetti voiced similar thoughts, saying "many long-time Hoboken residents would be driven out of the city by the decontrol clause."

Malfetti also said he has not decided whether to vote for or against the proposed revisions. Both Wilson and Malfetti are opponents of the Cappiello administration.

The decontrol clause was put into the revised rent leveling ordinance by Hoboken Councilwoman Helen Macri. Councilman Robert Ranieri, Thomas Kennedy, Sal Cemelli, Louis Francione and Anthony Romano are all supporting decontrol.

However, Kennedy told The Jersey Journal that he would be willing to change his mind on the issue if tenants could prove to him that the vacancy decontrol clause would cause them harm.

The rent leveling ordinance is now scheduled to be introduced at the city council's June 17th meeting with a public hearing scheduled at the July 1st meeting, at which time the council will vote on the ordinance.

# Tenant advocate raps decontrol

One of the leaders of Hoboken Tenants' Union, Sister Norberta of St. Francis Church, said today if vacancy decontrol becomes part of the city's new rent leveling ordinance, the eviction of some poor and elderly is inevitable.

While Mayor Steve Cappiello says

landlords who evict tenants just to get their apartments decontrolled wouldn't be eligible for the decontrol, Sister Norberta says it's not so simple.

"Many of the elderly and the poor residents in the city are unaware of their rights," she said. "If a landlord

harasses them enough, they would just move without telling anyone what was going on."

Sister Norberta said some unscrupulous landlords wouldn't be afraid to harass their tenants to get apartments empty.

"Some landlords, knowing they

could make a bigger profit if they got their apartment empty, would not stop at anything," she said.

Hoboken's rent leveling ordinance now allows for a landlord to raise the rent 7½ percent when an apartment becomes vacant.

Thur. June 11, 1981

*9. Journal 6/10/81*

## Hoboken Council lets tax rate rise \$25

The Hoboken City Council won't be making any major cuts in the administration's \$21-million budget for 1981, meaning that property owners will see an increase of approximately \$25 in the tax rate from last year, which was \$111.50 per \$1,000 assessed valuation.

The council made the decision not to make any major cuts in the city budget or its share of the school board budget during a closed meeting Monday night.

"We just didn't see any place to make cuts," said one councilman who asked not to be identified. "If we made cuts we would have to lay off a major number of employees, and the city or the school system just can't afford to do that."

Mayor Steve Capiello was unavailable for comment.

Hoboken's current tax rate is already one of the highest in the nation. However, most of the city's homes are assessed at only a fraction of their value.

The councilman blamed the tax increase on inflation and increases that couldn't be controlled, such as an arbitrator's ruling giving pay-raises to policemen and firemen and mandated increases in the city's pension fund.

The councilman said the council might make a few minor cuts at Monday night's city council caucus, but he said they would have no real effect on lowering the tax rate.

"At most maybe we could shave a dollar or two from the \$25 rate, but that's about it," he said.

See HOBOKEN TAXES — Page 18.

*S.S. 6/13*

## Tenants petition against rent decontrol

By Randolph Diamond

The Hoboken Tenants Union has mounted a petition drive to persuade City Council members to eliminate a vacancy decontrol provision from the proposed revision of the city's rent leveling ordinance.

Eddie Marotta, one of the leaders of the drive, said at least 300 signatures have been gathered so far. Marotta, who owns Marotta's Restaurant behind

City Hall, has been passing around the petitions to all of his customers.

"The response has been very good," said Marotta. "A lot of people in the community are dead set against vacancy decontrol."

Sister Norberta of St. Francis Church, another of the leaders of the Tenants Union, said Hoboken City

See TENANTS — Page 9.

fighting for the rights of Hoboken residents who have lived in the city all their lives."

While Hoboken Mayor Steve Capiello has maintained that apartments won't be decontrolled when tenants can show that the landlord evicted them, Tenants Union leaders say many tenants would be afraid to complain.

"There are a lot of elderly and poor people who are unaware of their rights and who could easily be intimidated by their landlord," said Terri Ratti, a member of the Tenants

Nunzio Marotta and Councilman Walter Cramer against it.

However, Councilman Thomas Kennedy had said he would be willing to switch his vote if tenants could prove to him that the vacancy decontrol clause was harmful to them.

The revision to be introduced on Monday also contains a clause barring hardship rent increase for 13 months for new landlords who have five or more units in their building, and limits the amount of the increases to 25 percent for all landlords.

# Hoboken taxes

Continued from Page 1.

Another councilman, who also asked not to be identified, said there was a feeling among council members at Monday night's meeting that the administration was trying to let the council do the dirty work.

"They wanted us to make the cuts so we would look like the bad guys," said the councilman. "Well we're not falling for that. We're going to send the budget right back up to them. If they wanted cuts, then they should have made them already."

Mayor Steve Capiello was unavailable for comment.

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# Council lets tax rate rise \$25

*Journal 6/10/81*

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See HOBOKEN TAXES — Page 18.

# Tenants push petition

Continued from Page 1.

Council must be convinced they should eliminate the vacancy decontrol clause from the ordinance.

"There's no doubt in my mind that landlords will use any tactic possible to get people out of their apartments so they will become decontrolled," she said. "We are fighting for the rights of Hoboken residents who have lived in the city all their lives."

While Hoboken Mayor Steve Capiello has maintained that apartments won't be decontrolled when tenants can show that the landlord evicted them, Tenants Union leaders say many tenants would be afraid to complain.

"There are a lot of elderly and poor people who are unaware of their rights and who could easily be intimidated by their landlord," said Terri Ratti, a member of the Tenants

Union and the city's senior citizen program social worker.

The revision of the rent leveling ordinance is scheduled to be introduced at Monday night's city council meeting.

The council is currently 6-to-3 in favor of the decontrol clause with councilmen E. Norman Wilson Jr., Nunzio Malfetti and Council President Walter Cramer against it.

However, Councilman Thomas Kennedy had said he would be willing to switch his vote if tenants could prove to him that the vacancy decontrol clause was harmful to them.

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By Randolph Di...  
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# Hoboken rent rule revision stalled again for night meeting

Tuesday, June 16, 1981

A rent leveling ordinance has been completed and will finally be introduced before the Hoboken City Council, but that action won't happen tomorrow night.

At last night's caucus of the council, it was decided to delay the introduction of the ordinance until the July 1 reorganization meeting with the public hearing set for the night meeting two weeks later.

That decision was made because the council didn't want to schedule the public hearing for a day meeting and because "there's just too much stuff going on at the reorganization meeting," according to Councilman Robert Ranieri.

At the caucus meeting, the councilmen decided to amend the proposed ordinance to require that all buildings with rental units, from two-families on up, register with the city, listing the name of the landlord, the name of the tenant, the number of rooms in the rental unit, and the present rent and amount and date of the last increase.

That registration will be required within 90 days of the final approval of the ordinance and will be required on an annual basis.

Ranieri said that provision was brought in by the council to balance the vacancy decontrol provision, which allows the landlord to raise the rent for any apartment that the previous tenant voluntarily left to whatever amount the market will bear. Once a rent has been set, the apartment is again covered by the rent control ordinance.

The council also delayed the introduction of an ordinance that would control the number of pinball machines allowed at any one location.

Two drafts of the ordinance exist, one presented by Mayor Steve Capiello and the other by Ranieri.

The mayor's proposal would allow up to four of the machines at any one location "or, at the discretion of the city clerk, more than four amusement devices may be permitted at a particular location providing it will be in the best interests of the City of Hoboken."

Ranieri's version would allow only a maximum of two such machines at any one address and would provide for a strict enforcement of the two-machine limit. He says that although the present ordinance only allows one machine, some places have as many as four.

The council will study both measures and then decide in July which one will be introduced.

An ordinance that may be introduced tomorrow provides for the issuance of permits for the construction of fences on sidewalks and which addresses the growing number of requests the council has been receiving from restaurants, businesses and private homes.

See HOBOKEN — Page 13.

# Think again

June 16, 1981  
Monday

The value of public participation in the preparation of local ordinances is underlined once again in Hoboken in the community dialogue concerning rent control revision.

Sister Norberta, a spokesman for the Hoboken Tenants Union, is concerned, for example, that the vacancy decontrol provision would result in some landlords driving tenants out so they can raise the rent on a vacant apartment.

Mayor Steve Capiello replies that if a tenant proves he has been evicted there will be no rent decontrol. However, Sister Norberta replies that the poor, the elderly, the Hispanic residents who speak little or no English could be victims of harassment from landlords and that they may be afraid to complain or ignorant of how to complain.

More discussions and more careful study is necessary. The present ordinance and the new revisions, for example, call for landlords to register the rents they charge. The present registration is not being enforced. What hope is there that the revised registration will be enforced?

And, if landlords can flout the law in not registering their rent, what hope is there that they will not indeed do exactly what Sister Norberta fears?

Yes, more study is necessary.

# Hoboken rents

Continued from Page 1.

Since there was no procedure for the issuance of a permit, each of the applicants had to petition the council.

The council is hoping to have the law department include an amendment by tomorrow's meeting that would have the city named as the co-insured on the liability policy of the property owner whenever a fence permit is granted in case any suit develops over a mishap blamed on the fences.

June 16, 1981  
Tuesday

the farms."

Thursday  
June 25, 1981

# Rehab housing finally open

By Randolph Diamond

After two years of rehabilitation and a year of controversy before that, the first tenants have moved into Applied Housing's 186-unit Eastview-Westview Project in Hoboken.

The project involves the rehabilitation of a row of tenement houses and a hat factory on Washington Street and Bloomfield Street from Observer Highway to Newark Street as well as conversion of the old Jersey Observer building on Newark Street into apartments.

Joseph Barry, president of Applied Housing, said the first tenants began moving at the beginning of the week into some of the renovated tenements on Bloomfield Street.

He said it would take approximately four months until all the buildings on the Bloomfield Street side are completely renovated and ready for occupancy.

The houses on the Washington Street side won't be rehabilitated until February, Barry said.

He said some 30 apartments on the Bloomfield Street side of the project should be occupied by the end of the week.

All of the apartments in the complex except eight will be federally subsidized under the government's Section 8 program. Under that program tenants pay 25 percent of their income towards rent with the government paying the rest.

See HOBOKEN — Page 19.

June 25, 1981 - Thursday

# Coalition shifts to Hoboken

The New Jersey Coalition for Fair Broadcasting, a non-profit group formed to make the Federal Communications Commission give a New York or Pennsylvania television channel to New Jersey, has moved its offices from Newark to Hoboken.

Marsha Stern, executive director of the coalition, said the move was made to Hoboken because the office space is cheaper than in Newark.

Mrs. Stern is the wife of federal court Judge Herbert Stern and the couple lives in Hoboken.

Mrs. Stern said she and her administrative assistant are the only paid members of the coalition. The volunteer chairmen of the commission is Newark Mayor Kenneth Gibson.

pointed

public safety

Friday  
June 19, 1981

# Hoboken landlords also fight rent rules

The Hoboken Tenants Union isn't the only organization protesting the city's proposed rent leveling ordinance. The Hoboken Property Owners Association is passing out its own petitions but protesting different clauses than the tenants.

The Association wants to rescind the 25 percent limit on hardship rent increases and a 13 month ban on hardship increases for five or more units proposed in the ordinance.

Robert Hill, a city employee, who is passing out the petitions, said the percentage limit on hardship in-

creases would be disastrous for small landlords.

The Tenants Union petitions call for the elimination of the vacancy decontrol clause from the ordinance.

Meanwhile, Terri Ratti, a spokeswoman for the Tenants Union, said the organization is not against all landlords.

"We want to clarify our position," she said. "There are many good landlords, some of whom have lived in Hoboken all their lives. They have treated their tenants well. We're not against them, just the unscrupulous landlords."

# New rent law allows landlords 25% boost on vacant apartments

Friday  
June 26, 1981

By Randolph Diamond

The revision of Hoboken's rent leveling ordinance, which the city council has been working on since November, will allow landlords to raise rents on their apartments up to 25 percent when they become vacant instead of allowing vacancy decontrol as had originally been proposed.

Hoboken City Council President Walter Cramer said today that after numerous protests from tenants' groups the council had decided to delete the vacancy decontrol clause. In its place, a proposal by Councilman-at-large Robert Ranieri to limit rent in-

creases to 25 percent when an apartment becomes vacant, was suggested.

"Not everyone on the city council is in favor of Ranieri's proposal but we seem to have a consensus of the council in favor," said Cramer.

Cramer said the entire city council agreed on the revised ordinance, which he said would be introduced to the public at Wednesday's city council meeting.

The other key revised clauses of the ordinance are:

- A 13-month ban on hardship increases for new landlords whose buildings have five or more units.

See 25% — Page 15.

## Applause

Friday  
June 26, 1981

In the past, the Hoboken city council has routinely approved the mayor's nominees for department heads . . . but it won't any more.

Councilman Robert Ranieri has suggested that the committees of the city council interview the appropriate nominees — public safety committee to talk with the public safety nominee, etc. — and make a recommendation to the full council, which will vote approval or disapproval.

"The council," says Ranieri, "should not be a rubber stamp for the mayor."

City Council President Walter Cramer has agreed to institute the new procedure.

That's the right idea. It is an indication that the council — even though seven of its nine members, including Ranieri and Cramer, are politically aligned with the mayor — intends to function as an independent force during the mayor's third term.

## Rally aims at rent control revisions

Hoboken's Tenants Union and other tenant groups are organizing what they say will be the city's biggest rally in the last 30 years in support of the tenants based revisions in the city council's proposed new rent leveling ordinance.

The rally is scheduled for Wednesday at 6 p.m. in front of city hall, one hour before the city council is to meet and vote on the proposed rent leveling ordinance.

One of the rally organizers, Terri Ratti, said tenants were in favor of the 13-month ban on hardship rent increases for new property owners and the 25-percent limit on such increases the council has said it plans to enact.

She said tenants were against the proposal in the revision to allow a landlord to raise rents 25 percent when an apartment becomes vacant.

Thurs. July 9, 1981

## Hoboken's style is changing

The renaissance that was once only apparent in the uptown section of Hoboken now seems to have spread to just about every part of the city.

On almost every block, work crews busily renovate houses and new stores and restaurants are opening. The renaissance now seems in full force in the downtown area. There, the character of the neighborhood appears to be changing almost overnight.

At the corner of Fourth and Garden streets in what used to be a barber shop, Le Jardin, a cafe featuring cappuccino quiche, salads, and homemade desserts, opens up tomorrow night.

A few blocks away, at Second and Bloomfield streets, two tenement houses are being renovated into condominiums starting at \$70,000.

Renovated houses downtown are now going for \$80,000 to \$90,000.

"I'm really excited about what's going on here," said Paula

Williams, an artist who moved two years ago from New York to Hoboken. "The changes have been unbelievable."

Ms. Williams said the vacant unsightly houses that were in the area two years ago when she first moved there are disappearing.

"This area is becoming really attractive," she said. "No more eyesores."

Ms. Williams said, however, she is most pleased with the opening of Le Jardin.

"What I've always felt Hoboken lacked was a place to sip cappuccino and chat," she said. "Now that Le Jardin is open, I won't have to go to Greenwich Village anymore."

Indeed, Le Jardin is very stylish. Plants abound in the cozy little space that has only 15 tables.

Yet there are those who feel the renaissance has its negative aspects.

Thomas Newman, president of the First Ward Block Associa-

tion, said one problem is the displacement of the poor and the elderly as more and more houses in the area are renovated.

Newman cautions, however, that stopping these renovations could also mean that the economically deprived would be displaced because of neglected and abandoned buildings.

Newman's group is planning to buy a house shortly and renovate it using government loans. They then plan to sell it to

a moderate-income resident of the area with the stipulation that the resident rent the apartments to lower-income residents.

Newman said he hopes that project will stop gentrification of the area but he admits it's just a small drop in the bucket.

**HUDSON'S thousands of clubwomen get their news every day in the family section of The Jersey Journal.**

Cultural Arts Commission. City

July 13, 1981  
Monday

ONE  
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DISCOUNT DENTAL

Teeth

July 16, 1981  
Thurs.

# Decontrol passes as tempers rise

Despite flaring tempers, it was not a HOT night in Hoboken, with the City Council adopting the new rent decontrol ordinance, by a 6-to-1 vote at last night's meeting.

HOT — Hoboken Organized Tenants — which opposed the amendments of the ordinance, held a rally in front of city hall before the start of the council meeting. Several hundred people gathered to listen to speeches and to chant.

At one point during the rally, David Axlerod, a leader in the group, commented, "There is a conspiracy in Hoboken to dis-

place the minorities and the poor. This may be exemplified tonight, if the council votes for the decontrol ordinance."

With the sun fading and the cool breeze blowing, the rally remained orderly, until the participants attended the meeting.

Individuals from the public were given five minutes each to present their cases to the council. Council president Walter Cramer had his hands full trying to keep the speakers within the time limit and the crowd quiet.

The general outcry of the tenant protesters was that the new ordinance would not be effective because Hoboken already doesn't enforce the rental laws and landlords don't inform the tenants of their rights.

The main complaint was that the 25% increase in rent for vacant apartments would skyrocket housing costs in Hoboken.

A young man brought up the point that the 25% raise in rent could double in one year if a te-

nant moves out and another tenant moves in.

The idea that the landlords were bringing out, despite hissing from the audience, was that of free enterprise.

In defense of the landlords, Cramer said, "the increase would help landlords, with a vacancy who have had one tenant for many years at a very low rent."

After several hours a man approached the council and stated "if the council votes to pass the ordinance, it will choke the poor and fill the pockets of the rich."

He then accused the council members of getting part of the money that will be involved in the rent increases.

At that time the council members became enraged and the tenant protesters went wild. The man had the microphone physically taken out of his hand by police and was escorted out of the council chambers. In the background all that could be

heard were shouts of "Freedom of Speech, Freedom of Speech."

At that time Cramer stopped the public speaking, and went on to other business and finally the vote on the ordinance.

The vote was six to one. Councilman Nunzio Malfetti voted against the ordinance because he didn't agree with the 25% increase.

Malfetti commented, "I will wait before I try to get another amendment to change the increase, but I won't wait too long."

In other business, the council voted into new terms, Edwin Chius, business administrator; James J. Farina, health and welfare director; Lawrence Florio, city attorney; Bernard Scrivani, revenue and finance department; and Fred Bado, Community Development.

The new appointees were William Van Wie, Public Works department and James Girodano, Public Safety department.

He Ave., in North Bergen. Police said the thief from through a win-



## Protest in vain

David Axlerod, at the microphone, and Nellie Negron, leaders in HOT, — Hoboken Organized Tenants — address the crowd outside city hall to protest a proposed rent decontrol ordinance. The ordinance, however, was adopted by the City Council six to one. (Story on Page 7.)

July 16, 1981  
Thurs.

## 2 nominated to rent panel

Hoboken Mayor Steve Capiello has nominated two tenants to fill the two vacancies on Hoboken's rent-leveling board.

Capiello today announced he has nominated Ramona Pignataro and Joseph Lisa to fill the vacancies. The mayor's nominations are expected to be approved by the city council at its next regular meeting July 15.

Ms. Pgnataro, 31, is one of the most active members of the Hoboken Tenants' Union, the

group leading the fight for the revision of Hoboken's rent-leveling ordinance. Information on Lisa's background was not available.

Ms. Pignataro said she was "very pleased" about her nomination and said if the council approves it, she will work hard to make sure all hardship rent increases approved by the rent leveling board are proper.

There is currently only one tenant on the seven-person rent-leveling board.

July 3, 1981 - Friday

oultry plant decision

## Realtors threaten lawsuit on Hoboken rent rules

Members of the Hoboken Board of Realtors will join with the Hoboken Property Owners Association to challenge the city's revised rent leveling ordinance if it is enacted by the city council as expected tonight.

Ray Fiore, president of the Hoboken Board of Realtors, a sales group that shares listings on property, said today that legal redress in the courts seems to be the only action that the realtors can take to stop "the disastrous effects" of the revised ordinance.

"The council seems bent on enacting the revised ordinance," said Fiore "There doesn't seem to be anything we can do to change their mind." A representative of the Property Owners Association said last month that the group would challenge the constitutionality of the ordinance in court.

Fiore, using essentially the same arguments as the Property Owners Association, said the two

See REALTORS—Page 20.

## Realtors rap rent leveling law

Continued from Page One.

key provisions of the revised ordinance — a 25 percent limit on hardship rent increases and a 13-month ban on such increases for new landlords with five or more units — would have the effect of seriously curtailing the rehabilitation going on in Hoboken.

Fiore said not only would the two hardship clauses stop landlords from upgrading their properties but would also lead to the abandonment of buildings because landlords wouldn't be able to make an adequate return on their investment.

The current rent leveling ordinance allows a landlord to file for a hardship rent increase with no limit on the amount of the increase if the landlord can show he is not making an 11½% return on the investment.

The city's rent leveling board approves or disapproves a hardship increase.

A number of increases granted by the board last year doubled tenants' rents, prompting a revision of the rent control ordinance.

As a giveback to the landlords, the revised ordinance also contains a clause which will allow a landlord to raise the rent on a vacant apartment 25 percent. The current rent leveling ordinance permits a 7½ percent increase when an apartment becomes vacant. The clause in the rent leveling ordinance that allows landlords to raise rents 7½ percent a year will stay in force.

The giveback has irked tenants' groups who will hold a rally at 6 tonight before the 7 p.m. city council meeting in hopes of influencing the city council to cut the 25 percent decontrol clause.

City Council President Walter Cramer has maintained that the council would enact the three proposed changes despite what the landlords or tenants say at tonight's meeting.

Cramer has defined the revised ordinance numerous times in the last month saying that it still allows a landlord to make a reasonable return on property while giving the tenants greater protection.

representatives.

## CAN YOU AFFORD...

### A RENT INCREASE?

BEWARE . . . RENT INCREASES ARE THREATENED BY THE VACANCY DECONTROL AMENDMENT. YOU MUST COME TO CITY COUNCIL MEETING TO FIGHT FOR YOUR RIGHTS.

COME TO CITY HALL  
RALLY AT 6 PM

&  
CITY COUNCIL MEETING  
WED. JULY 15TH

July 13 1981 553 Dana Brenda  
Monday

# Cappiello may refuse to sign controversial rent ordinance

5.5  
7/18/81

Hoboken Mayor Steve Cappiello may not sign the controversial revised rent leveling ordinance passed by the City Council Wednesday night.

Cappiello said today he hasn't made a determination as to whether he would sign the revised ordinance and said he wouldn't make that decision until after the weekend.

"I'm going to read over the whole thing before I make a determination," he said.

If Cappiello does not sign the ordinance, a two-thirds majority of the council — six of the nine members — would be needed to pass the ordinance over the mayor's veto.

The ordinance was passed by the council by a six-to-one vote Wednesday night.

Last month Cappiello said he believed the 25 percent limit on hardship rent increases and the 13-month ban on such increases for new owners whose buildings contain five or more units, parts of the revised ordinance, were unconstitutional

See **CAPPIELLO** — Page 17.

# Cappiello may refuse to sign controversial rent ordinance

Continued from Page One.

because they deprived the owner from making a reasonable return on his investment.

The two hardship revisions clauses originally were proposed by city Council President Walter Cramer to make it harder for landlords to obtain hardship rent increases. A number of tenants last year had seen their rents doubled by such hardship rent increases.

The two hardship revision clauses originally clause that allows a landlord to raise the rent 25 percent when an apartment becomes vacant instead of the previous 7½ percent are the main changes in the revised rent leveling ordinance.

# Hoboken vacancy decontrol- approved

## 350 angry opponents jeer City Council's 6 to 1 vote

By WILFREDO FERNANDEZ  
Staff Writer

HOBOKEN—Amid jeers from an irate group of about 350 city residents, the City Council voted last night in favor of the controversial vacancy decontrol rent ordinance.

The council voted 6-1 with the lone dissenting vote cast by Councilman Nunzio Malfetti. Councilman E. Norman Wilson was absent from the session.

The three-hour council meeting was disrupted frequently by shouts from the audience. One man, Thomas Soper of 422 Adams St., was hustled by policemen from the meeting place, the Municipal Court chambers, after he accused the council of voting for the ordinance "because you (the council) are part of its profits."

Representatives from the Hoboken Organized Tenants Association, Por La Gente, CUNA and the League of Hoboken Homeowners picketed the meeting as promised.

While the council caucused, residents gathered in front of the building chanting against the ordinance. More than 9,000 signatures were presented on petitions protesting the ordinance to the City Council.

The ordinance affects the 7,000 of the city's 15,000 housing units which are not state or federally regulated.

The ordinance:

- Calls for a "fair" return on the equity investment in property which is considered to be at 6 percent above the maximum passbook deposit savings account interest rate available in the City of Hoboken.
- Provides for pass-alongs for tax increases and capital improvements.

See RENT, Page 9



Photo by Bill Bayer

INDIVIDUALS AND REPRESENTATIVES of civic groups gather outside Hoboken City Hall last night to protest the passage of a much-criticized rent ordinance.

Continued from Page 3

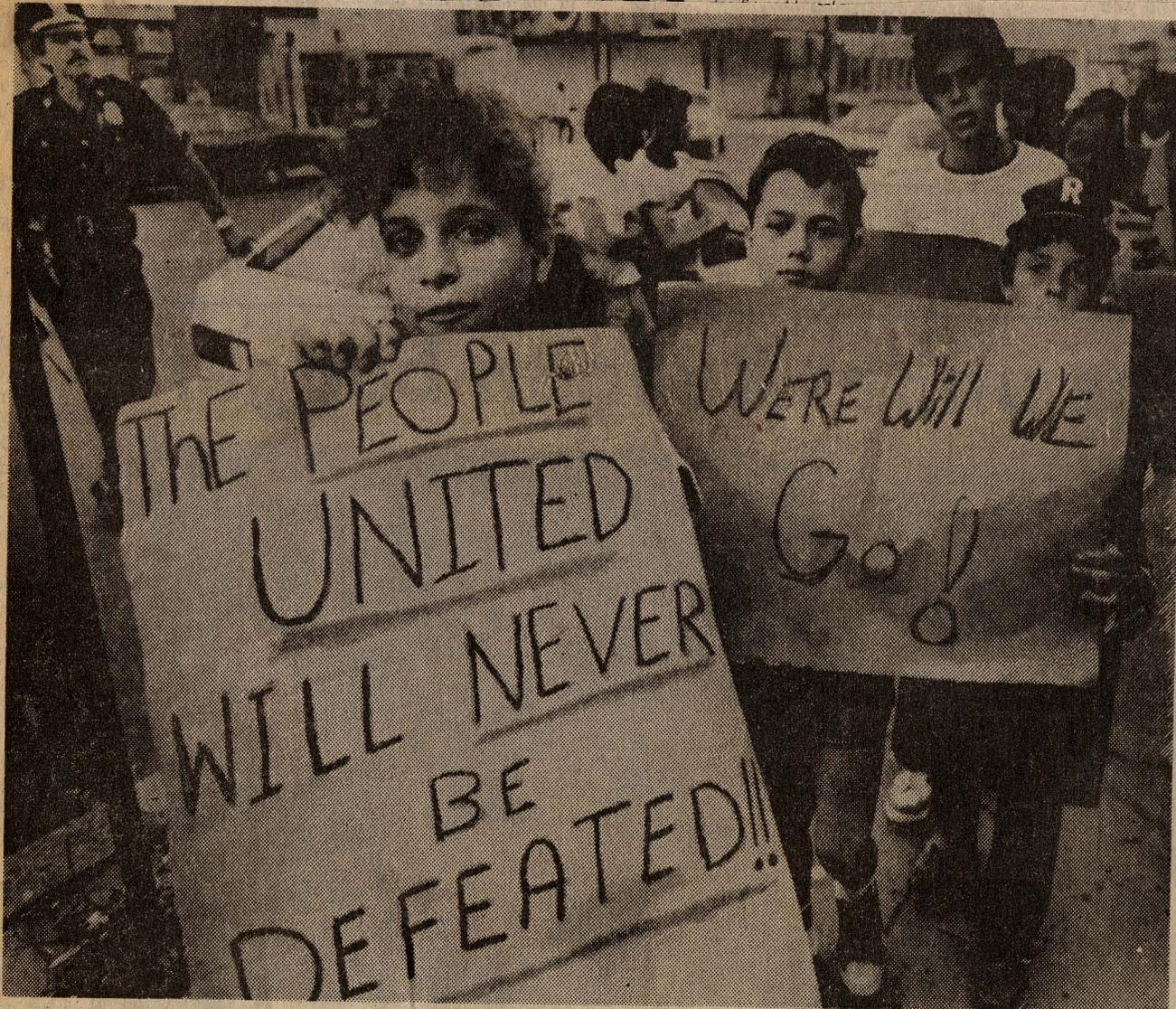
- Requires a 100 percent investment for substantial rehabilitation before taking the apartment out of decontrol.
- Provides that an apartment is to be decontrolled when vacant with a 25 percent ceiling on any increase.
- Establishes a 12-month moratorium on hardship rent requests from new landlords with a 25 percent ceiling.

Tenant groups were opposed to the ordinance because of the vacancy decontrol clause. The 25 percent permissible increase for the next tenant could, its critics maintain, provoke landlords into ousting present tenants through harassment to increase the rent.

Landlords opposed the 25 percent limitation as an unwarranted curb on their investment.

In other action, the council approved the appointments of the following directors: Edwin Chius, business administration; James J. Farina, department of health and welfare; Fred Bado, Community Development Agency; Bernard J. Scrivani, department of revenue and finance; Lawrence Florio, law department; James Giordano, public safety; and William Van Wie, department of public works.

RENT



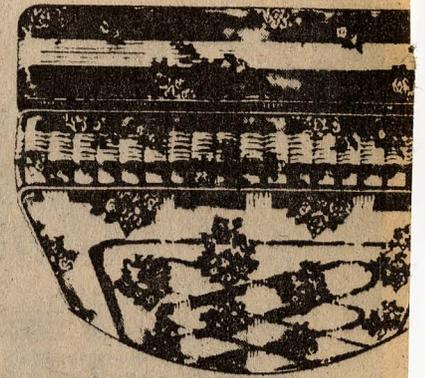
NEARLY 350 RESIDENTS paraded outside the Hoboken City Council chambers last night to protest the vacancy decontrol rent ordinance which was ultimately approved last night. Story on Page 3.

Photo by Bill Bayer

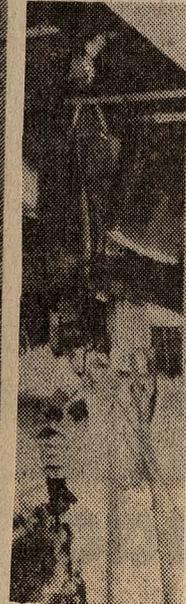
togetherness, anything that will make you and yours happy. Quality crafted to make you agree beauty is in the making.

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by Simmons

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## Spinoff

Sat. Aug 15, 1981

Technically, the petition drive for a referendum on Hoboken's rent decontrol ordinance was not a success. There just were not enough signatures on the petitions and, even if there were, the legality of the referendum would have been challenged.

However, the emergency coalition that conducted the petition drive is a group of mostly young people who never before had taken an interest in politics.

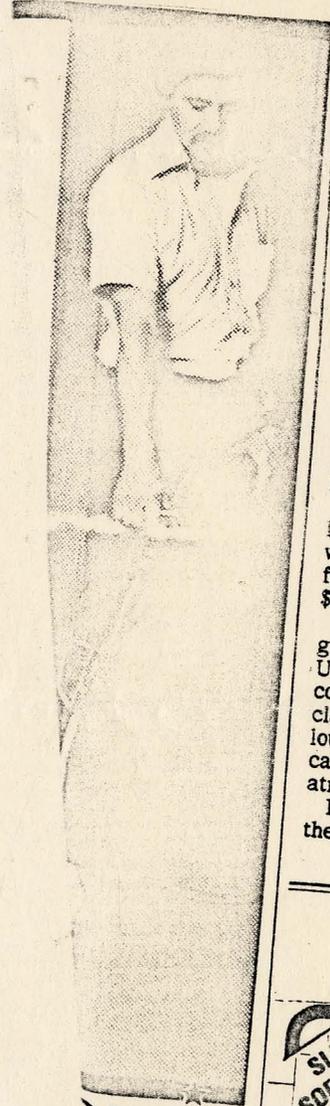
They have organized a segment of public support on a community issue. They also registered some 500 people as potential voters.

By posing a challenge to the city officials, the coalition provoked a dialogue on the rent decontrol revision which otherwise might not have taken place.

Whether landlords should be permitted to raise rents 25 percent when the premises become vacant instead of the present 7½ percent is a matter that may have to get a final determination in court.

But the coalition has proved that the more residents get involved in community affairs, the better chance there is of effective government.

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THE NEW YORK TIMES, THURSDAY, JULY 16, 1981

# Letters

## Hoboken Housing

TO THE HOME SECTION:

As Anna Quindlen pointed out in her July 2 lead article ["'Mile-Square Hoboken, Still a Brownstoners' Haven'"], waves of affluent New Yorkers continue to settle in Hoboken. Each succeeding wave thrusts the city deeper into a housing crisis.

For Hoboken's poorer native population, to which I belong, the city's "discovery" and colonization by New York gentry has brought evictions, an apartment shortage, soaring rents and the economically forced migration of many from the city.

The apartment vacancy rate here is less than 1 percent. Crummy cold-water flats that five years ago rented for \$135 a month now get takers for \$275 a month.

That we natives should suffer so is, I guess, an instance of esthetic justice. Unlike the New York middle-class colonizers and renovators of working-class districts, we were always too loutish to appreciate Hoboken's physical charm, its "big city but small town atmosphere."

Instead of uncovering and restoring the city's many fine old Victorian fire-

places, we crowded like brutes into the very flats where the fireplaces were located and lived, oblivious to the fireplaces, on beer and TV. We never became enlightened about our city.

The truth is we philistine jerks don't deserve Hoboken. It's Jersey City for us. I'm going to move to a Jersey City neighborhood that's free of brownstones, of Victorian ornamentation and that, God forbid, hasn't got an atmosphere that's "at once small town and big city."

CHARLES BUCHANAN  
Hoboken

## Landmark Assistance

TO THE HOME SECTION:

We would like your readers to know that the New York Landmarks Conservancy is concerned with "architectural roots" and provides assistance to owners and community groups and nominates buildings to the National Register of Historic Places. Those wishing to contact us can do so through our offices in the landmark McGraw-Hill Building, 330 West 42d Street, New York, N.Y. 10036.

BRENDAN GILL  
Chairman

New York Landmarks Conservancy

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# Hoboken tenants told it's all or nothing with city's rent law

By Randolph Diamond

Efforts by a tenants group to void a section of Hoboken's new rent leveling ordinance that allows landlords to raise apartment rents 25 percent when they become vacant are not legal, Hoboken City Law Director Lawrence Florio stated today. The tenants group vowed to press on anyway.

Florio said that according to the state's Faulkner Act, under which Hoboken's government operates, citizens are allowed to challenge only an entire ordinance — not just a portion of an ordinance.

"It's either all or nothing," said Florio.

The official said the tenants are collecting signatures on invalid petitions in their drive to put the clause on the ballot because they do not state on the petition that they want the whole ordinance repealed.

Thomas Calligy, Hoboken's assistant law director, agreed the tenants would have had to indicate they want the whole ordinance repealed on their petitions for them to be legal.

The Faulkner Act states that if citizens get 25 percent of the registered voters to sign a petition opposing a particular ordinance they can get the ordinance put on the ballot in the next municipal election.

See HOBOKEN — Page 16.

August 12, 1981  
Wednesday

Applications are available in

## Hoboken officials question legality of rent petition

Continued from Page 1.

The act also states that if the required number of signatures is gathered within the 20-day period between the time a mayor signs an ordinance and the time it goes into law, the ordinance is invalid until the election. The mayor signed the new ordinance 20 days ago tomorrow.

Anthony Amoruso, Hoboken city clerk, noted that even if the law department were to hold the petitions valid and the required number of signatures were gathered by tomorrow it would mean the old ordinance would be in effect until the November elections.

Amoruso noted that such would wipe out the various tenant-protection clauses in the new rent leveling ordinance

Among them, he said, are the 25-percent limit on hardship rent increases and the ban on such increases for new property owners with five or more units.

Hoboken Councilman Robert Ranieri said the clause allowing landlords to raise rents 25 percent instead of the previous seven and a half percent when apartments become vacant is the only clause in the new ordinance that favors landlords.

"The tenants are stabbing themselves in their back," he said.

A spokesman for the tenants group said the tenants still planned to go ahead with their drive and would fight the city in court if necessary.

August 12, 1981  
Wednesday

have expressed concern over the possibility of survey is completed.

## 4,500 sign petitions against Hoboken's rent control law

The emergency coalition to save rent control in Hoboken was scheduled to present petitions containing 4,500 signatures this morning to City Clerk Anthony Amoruso.

The move is designed to block the clause in the city's revised rent leveling ordinance which allows landlords to raise the rents on their apartments 25 percent when they become vacant from becoming law.

Orlando Hernandez, a spokesman for the coalition, said yesterday that the coalition's action should have the effect of placing the whole question on the ballot in November.

Lawrence Florio, Hoboken's law director, has maintained that the group's petitions aren't valid,

however, saying the coalition can't challenge just one part of an ordinance but must challenge the entire ordinance.

Florio said the state's Faulkner Act, under which Hoboken's government operates, says that citizens can challenge an ordinance by putting the question on the ballot if they can get 25 percent of the city's registered voters in agreement, but it does not say that sections of an ordinance can be broken down and selectively challenged.

But, Hernandez says the coalition's lawyers disagree and will take legal action, if necessary, to force the city clerk to recognize their petitions.

See 4,500 SIGN — Page 22.

Thurs. Aug. 13, 1981

## 4,500 sign petitions

Thurs. Aug. 13, 1981

Continued from Page 1.

Hernandez also said the coalition will take legal action if it doesn't have the necessary 4,500 signatures by today in order to get additional time to gather further signatures.

While the Faulkner Act says that citizens have 20 days in which to challenge an ordinance before it becomes law — and the 20th day is today — Hernandez claimed city clerk Amoruso would not show the coalition the city's charter or the Faulkner Act.

He said that had prevented the coalition from starting its petition drive earlier, asserting the coalition did not know the law.

Amoruso was unavailable for comment.

## Forced-out tenants can't expect Hoboken to help

Thurs. Aug. 20, 1981

Hoboken Mayor Steve Capiello admitted today the city has no procedures for helping tenants forced from their apartments by landlords who want to take unfair advantage of the new rent ordinance that allows 25-percent rent increases once apartments become vacant.

Capiello's admission comes a week after the ordinance took effect. There is some concern that landlords may harass tenants until they move out. The landlords may then charge the higher rental rates.

"They would have to get a lawyer," he said. "And if they were poor and couldn't afford it, they could go to Hudson County Legal Services."

The mayor said the city also would try to help, but he admitted there is no program or plan in effect to help a tenant who is being harassed.

"We would try to do something to help the tenant," the mayor said. "But I'm not sure what."

The new rent leveling ordinance, which went into effect last week, does allow for fines to be levied against landlords who violate the rent leveling ordinance. The fines range from \$100 to \$500.

But when asked what good the fines would do if a tenant already has been forced out, the mayor said he couldn't answer.

See HARASSED TENANTS—Page 30.

# Petitions fail! Hoboken rent law takes effect

By Randolph Diamond

Hoboken's revised rent leveling ordinance is scheduled to go into effect today after City Clerk Anthony Amoruso ruled that petitions submitted by a coalition of tenants to delay a decontrol section of the ordinance from taking place were not valid.

While organizers of the tenant coalition had claimed they would have petitions containing 4,500 signatures — 25 percent of the registered voters in the city — by yesterday's deadline to block the decontrol phrase of the ordinance from taking effect until the issue could be decided by voters in November, they presented petitions containing only 2,500 signatures.

Amoruso said that fact alone disqualified the tenant coalition's petitions. He added that even if there were the proper number of signatures it wouldn't have mattered, since the city law depart-

ment had already concluded that the petitions were not worded properly because they only challenge a section of the revised ordinance and not the entire ordinance.

Lawrence Florio, Hoboken's law department director, had stated previously that an entire ordinance must be challenged — not just a section of an ordinance. He said the state's Faulkner Act says residents of a municipality can petition to put an ordinance on the ballot but says nothing about breaking up sections of the ordinance.

Representatives of the emergency coalition claimed, however, that their petitions would be valid if they had enough signatures because of a 1980 New Jersey superior court decision that the initiative and referendum provisions of the Faulkner Act should be liberally interpreted to encourage citizen participation.

Hoboken Assistant City Attorney Thomas Calligy said he would study that decision but said

the city at this point was sticking by its guns that the petition is not legal.

Davis Axelrod, a spokesman for the coalition, said the coalition was asking the city to extend the 20-day time period in which the coalition was supposed to collect the required number of signatures to delay the ordinance from going into effect.

Axelrod said that was because the coalition got the runaround after the new rent leveling ordinance was signed by the mayor. It had asked city officials at that time how it could challenge it.

Axelrod said the city law director, Lawrence Florio, told him there was no way he could challenge the ordinance and said he got the same answer when he first went to the city clerk's office. Florio was unavailable for comment yesterday, but Amoruso said he provided the group with all the necessary information.

See NEW RENT — Page 28.

Friday Aug. 14, 1981

## New rent law going into effect

Continued from Page 1.

Calligy said the city couldn't grant a time extension because it did not have the authority to do so. He said the group would have to go to the courts.

Axelrod said the group's plans as of now are to just try and gather additional signatures.

Axelrod claimed that if his group can gather the additional

signatures by 20 days before the November election, it still can get the decontrol issue on the ballot, even through the new ordinance will be in effect until then.

The disputed clause in the revised ordinance is a decontrol clause which allows landlords to raise rents on apartments 25 percent if they become vacant.

Friday Aug. 14, 1981

y a parking lot behind that main business area.

## Hoboken tenants

**OVERTURN THE CITY COUNCIL'S JULY 15 VOTE FOR 25% VACANCY DECONTROL RENT INCREASES.**

**\*\*Sign and help circulate the REFERENDUM PETITION which will REQUIRE CITY HALL to put the issue ON THE BALLOTT!**

**HURRY!!! WE ONLY HAVE THRU WEDNESDAY TO COLLECT SIGNATURES.**

**Petitions available at table in front of SHOPRITE every evening — or call: (days) EMERGENCY COMMITTEE TO SAVE RENT CONTROL IN HOBOKEN \*792-1571**

## Harassed tenants just out of luck

Continued from Page 1.

Cappiello said he would like to meet with the city's rent leveling board and have it develop some type of program to help tenants who are harassed. But he admitted the soonest that such a meeting could take place would be in September and that the program would take some time to put into effect after that.

Travis. Aug 20, 1981

Fire

Friday Aug 21, 1981

# Their first venture in Hoboken politics

By Randolph Diamond

Who are the people trying to eliminate the vacancy decontrol provision from Hoboken's new rent leveling ordinance?

The Emergency Coalition to Save Rent Control is essentially made up of three groups — Por La Gente, Hoboken Concerned Tenants and the Committee for Recall Elections — as well as independent citizens who banded together last month when the city council passed the new rent leveling or-

dinance which allows landlords to raise rents 25 percent when apartments become vacant instead of the previously allowed seven and a half percent.

**See Editorial: APPROVAL — On Page 16.**

Most coalition members are tenants who have lived in Hoboken for a few years but have never gotten involved in local politics. One such member is David Axelrod, a

technician for United Press International news service in New York, who is in his mid-30s and has lived in Hoboken for five years.

Last year a new landlord purchased Axelrod's building, and he says there was lots of talk of renovation of the building and the tenants being evicted.

"The tenants on the building got together and asked what we could do to protect ourselves," he said. "We were not aware of our rights."

At that time, Axelrod related, he and other tenants in his building attended a meeting sponsored by the New Jersey Tenants Association and Por La Gente on tenant rights. At that meeting were representatives of other groups, and from there a sort of ad hoc coalition was developed, he said.

"We were all aware of the vacancy decontrol provision in the rent leveling or-

See MEET — Page 11.

## Meet the coalition fighting rent law

Friday  
Aug 21, 1981

Continued from Page 1.

dinance the council was proposing, and we wanted to stop it," he said. "So we joined together."

But Axelrod says it was not until last month that the coalition was formalized — right after the city council passed the new rent leveling ordinance.

At that point, members of the different groups made their ties official and started circulating petitions to get the vacancy decontrol question on the ballot in November, a process they are still involved in.

Another coalition member is dancer Susan Lewis. Ms. Lewis, who has lived in Hoboken for two years, hadn't been involved in local politics either. But she says that after a friend told her about the vacancy decontrol provision she started worrying about what might happen to the town's senior citizens if they were harassed by landlords who wanted to get them out of their apartments.

The coalition has no single leader but is operated by a steering group made of a number of individuals.

Axelrod said he believes that process is more democratic.

While many of the coalition members are new to Hoboken, others are old-timers.

Sister Norberta of St. Francis Church has been one of the leaders of Por La Gente, which translates in English as For the People. The group has fought for the rights of poor people for a number of years. And, Juan Garcia of the Committee for Recall Elections, has been involved in local politics for at least 20 years.

Garcia is executive director of Citizens United for New Action, an Hispanic organization that tries to help Hoboken's Hispanic poor. The committee is trying to recall three of the city councilman who voted for the rent leveling ordinance.

Will the coalition exist after the decontrol question is settled?

Axelrod, for one, said he hopes it will become a permanent coalition to represent tenants and push for efficient government in Hoboken. But for now, he says, members are going to concentrate on getting enough signatures to put the decontrol question on the ballot in November.

## Petition drive under way on decontrol in Hoboken

The Hoboken Coalition to Save Rent Control is racing the clock to gather enough signatures on petitions to prevent a vacancy decontrol ordinance from going into effect as scheduled on Wednesday.

The ordinance, approved by the Hoboken City Council, permits landlords to raise an apartment's rent 25 percent once it becomes vacant.

The coalition has been gathering signatures on a petition to make the vacancy decontrol an issue to be decided by citizen

referendum at the November election.

If the signatures collected by Wednesday represent at least 25 percent of the city's registered voters, the ordinance will not go into effect. Instead, the ordinance will be held in abeyance pending the outcome of the November referendum vote.

If the coalition is not able to submit the required signatures by Wednesday, the ordinance will go into effect.

If the Wednesday deadline passes, the coalition will have un-

til 20 days before the November election to submit the required petitions to place the referendum on the ballot.

Coalition spokesman David Axelrod said dozens of volunteers will be collecting signatures on the street for the next several days with the hope of beating the Wednesday deadline and forestalling the ordinance.

Axelrod said a group of lawyers has volunteered to make sure all of the collected signatures are valid.

## Hoboken rent control coalition pushes vacancy section plan

Aug. 19, 1981

The emergency coalition to save rent control in Hoboken plans to continue its campaign to eliminate the vacancy decontrol section from the city's revised rent leveling ordinance.

Daniel Tumpson, a spokesman for the coalition, said he and other volunteers will try to get an additional 2,000 signatures in the next month and a half to put the vacancy decontrol section on the November ballot.

Hoboken City Clerk Anthony Amoruso had denied the group's petitions last week because they

had only 2,500 signatures instead of the 4,500 signatures required by law, which would be 25 percent of Hoboken's registered voters, to get the question on the ballot.

But Amoruso said even if the group had the required number of signatures he would have rejected the petitions.

Amoruso said that is because you can't challenge only a section of an ordinance under the state's Faulkner Act.

However, Tumpson said his group disagrees and said once the proper number of signatures are

gathered the group will fight Amoruso in court on not being able to challenge a section of the ordinance.

The coalition has until 20 days before the November election to gather the necessary 4,500 signatures, according to state election law.

The decontrol section the group wants to eliminate from the newly revised ordinance allows landlords to raise the rent on apartments 25 percent when they become vacant instead of the 7½ percent that was allowed before.

## Hoboken tenants getting tax passalong increases

Rents for most Hoboken tenants will be increasing from \$10 to \$15 per month because a little noticed clause in the new rent leveling ordinance allows landlords to pass along the costs of their tax increases to their tenants.

And with the \$26 per \$1,000 valuation tax increase that property owners received this year, most landlords are passing that increase along.

"The phones don't stop ringing in our office," said Ralph Coppolo, a worker in the city's

rent leveling office." Tenants are calling up to find out if their landlord can raise the rent because of the tax increase. They can."

Business Administrator Edwin Chius said the landlord's total tax increase for the year must be equally divided among

all tenants in a building. He said the average increase could come out somewhere between \$10 and \$15 per month.

Chius said this is in addition to the normal seven and half percent increase landlords are allowed yearly.

Yesterday

Strike against

## Oops!

Friday, Aug 21, 1981

Just as the Hoboken tenants feared, there is no protection for tenants in the new law which permits landlords to raise rents 25 percent on vacant apartments instead of the usual 7½ percent.

What can a tenant do if the landlord forces him out and then jacks up the rent? Not a thing, under the new rent leveling ordinance.

The mayor says he will meet with the rent leveling board next month to develop a plan to help tenants. That plan should have been a vital part of the new rent leveling law.

Who can blame tenants for being suspicious of landlords and government?

## Tenants, brokers targeting rent law

Wed Aug. 5 1981

Hoboken's revised rent leveling ordinance may not become law until next week, but already it is under attack.

A real estate broker, who asked not to be identified confirmed today that his group was going ahead with a fund-raising effort to gather funds to challenge the ordinance in court.

Specifically, the real estate brokers are upset about the clauses which limit all hardship rent increases granted by the

city's rent leveling board to 25 percent and another clause which bars such increases to new real estate owners.

Meanwhile, tenants groups say they will gather signatures of 25 percent of the city's registered voters to put on the ballot the question of whether citizens want repeal of the section of the new ordinance allowing a 25 rent increase when an apartment becomes vacant.

Aug 6, 1981

## THE JERSEY JOURNAL

and Jersey Observer

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Published daily except Sunday by

The Evening Journal Association

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### Changes

Hoboken's renaissance is beginning to assume aspects of a similar development in Manhattan's Village and surrounding areas.

Higher-income newcomers, finding many of the feasibly renewable brownstones gone or priced out of reach, are turning to loft conversions for apartment space.

Mayor Steve Cappiello is taking a properly cautious stand on the trend.

In Manhattan the loft conversions created several problems.

Real estate speculators, seeing an opportunity for large and quick profits, began moving to acquire available loft buildings for speculation.

So-called "marginal" industries and small businesses were forced out of their loft locations because of the push to residentialise. The loss of these small firms has meant a loss of jobs for many low-income, non-skilled workers employed by them.

In addition, merchants are being forced out of neighborhood stores, being unable to meet the soaring rental demands affordable by entrepreneurs catering to the new better-heeled residents with costlier life-styles.

Cappiello says he will try to develop a program to persuade the marginal industries to remain in the industrial lofts, observing that a firm employing 25 workers may be better for Hoboken than a loft unit occupied by just two persons.

The mayor also hopes to encourage new firms to take over loft buildings that have been falling vacant rather than grant variances for conversion to residences.

What kind of encouragement and persuasion the mayor has in mind has not been spelled out in detail. But it is good for Hoboken that the city's officials are aware of the pitfalls of such trends and are seeking ways to avoid them.