

COMMUNITY

A Publication of the New Jersey Department of Community Affairs



Lawrence F. Kramer is sworn in as Commissioner of the Community Affairs Department by Judge Ervan F. Kushner, presiding judge of the Paterson Municipal Court. With him are Governor William T. Cahill, Kramer's wife, Mary Ellen, and his children Lawrence F. III (Kip) (far right), Patrick Kelly and Patricia Kimberly (Kim).

Photo by Richard Gigli, Jr.

Kramer Takes Oath as 3rd Commissioner

Commissioner Lawrence F. Kramer took the oath of office as the third Commissioner of the Department of Community Affairs in ceremonies Nov. 16 in the Governor's Office of the State House.

With Governor William T. Cahill standing at his side, Commissioner Kramer was sworn into the cabinet post by Judge Ervan F. Kushner, presiding judge of the Paterson Municipal Court. The Commissioner's wife, Mary Ellen, held the bible during the ceremony, which was also attended by the three Kramer children — Patricia Kimberly (Kim), 8, Lawrence F. III (Kip), 5, and Patrick Kelly, 3.

A large contingent of State officials and members of the Paterson city government, where Kramer had served as mayor for the past five years, also witnessed the swearing-in ceremony, along with many relatives and friends of the Kramers.

Kramer, 38, had been serving as act-

ing commissioner of the Department since October 15, when he succeeded Edmund T. Hume, who had resigned to return to private industry. At the time of Kramer's appointment by Governor Cahill on September 30, the State Senate was not in session and, therefore, unable to act on the nomination.

The Senate confirmed the nomination November 15, clearing the way for his swearing-in the following day.

Immediately following the oath-taking, Governor Cahill officially welcomed Kramer to the Cahill Administration, noting that the new Commissioner "will bring new ideas to an area that cries out for real leadership."

Cahill told how Kramer hesitated to accept the Community Affairs appointment because of his strong commitment to the City of Paterson, and, in the final analysis, did so reluctantly and "only because of the greater challenge of providing leadership to all the cities."

State Housing Agency Sells Its First Bonds At Lowest Rate in '71

The New Jersey Housing Finance Agency last month sold \$42,515,000 in bonds at a net interest rate of 5.35 per cent, to be repaid over a maximum of 47 years.

It was the first public bond sale by the agency since it was created in 1967.

Community Affairs Commissioner Lawrence F. Kramer, who serves as chairman of the Housing Finance Agency, said the bonds were purchased on Nov. 11 by an underwriting group led by Dillon, Read & Co., Inc. of New York.

The 5.35 per cent interest rate was believed to be the lowest interest rate for a permanent bond sale for any State housing finance agency in the nation during 1971. In selling the bonds, the agency received AA ratings from both major New York rating houses, Moody's Investors Service and Standard and Poor's.

Kramer termed the rate as "extremely favorable and one which reflects the investment community's recognition of and confidence in the sound financial program of the New Jersey Housing Finance Agency. It means the Agency is off to an excellent start in the financial community."

The proceeds will be used to retire bond anticipation notes previously sold to finance construction of eight agency-financed housing developments in Newark (4), Paterson, Wallington (Bergen County), West New York and Oakhurst (Monmouth County). All eight projects are now opened for occupancy.

John P. Renna, Jr., executive director of the agency, said the bonds would begin maturing November 1, 1972. He said the agency's only other permanent financing involved a negotiated sale of \$5,035,000 in bonds to the Prudential Insurance Company in December, 1970, at a 4.5 per cent interest rate to finance a 270-unit cooperative in Newark.

State Approves \$18 Million in Loans for 605 Housing Units

The New Jersey Housing Finance Agency has approved mortgage loans totaling nearly \$18 million to finance construction or rehabilitation of five housing developments containing a total of 605 units in Newark, Paterson and Penns Grove (Salem County).

The five loans, approved in November, push to 9,186 the total dwelling units financed by the agency since its creation in 1967. In all, the agency has approved \$223 million worth of financing for new or renovated housing throughout the State.

Community Affairs Commissioner Lawrence F. Kramer, who also serves as chairman of NJHFA, said all five developments are expected to make use of federal interest-reduction or rent supplement programs, enabling qualifying low-income families to occupy the apartments at rents ranging from about one-third to 60 per cent below market rates.

Three of the loans went to developments in Newark's Central Ward, near the campus of the New Jersey College of Medicine and Dentistry. They are:

► The New Hope Development, with a \$6.14 million mortgage, will consist of eight low-rise structures and one 12-story building containing a total of 170 units.

► The Prince Hall Development, with a \$1.69 million mortgage, will include five 2-½ story structures containing a total of 46 units.

► And the Medical Heights Development, which will involve the rehabilitation of 30 three-story walk-up masonry buildings containing a total of 47 units through a \$1.85 million mortgage.

All three are part of the overall master plan for the Fairmount Urban Renewal area. They will contain 2, 3, 4 and 5-bedroom units and are scheduled to utilize the federal interest-reduction and rent supplement programs, enabling low-income families to afford the rentals.

The New Hope and the Medical Heights developments will each include a day care center constructed through the Day Care 100 program of the Department of Community Affairs. The program provides State and federal funds to establish community-based and -operated day care centers for preschool children of low-income families.

Kramer said the three Newark projects are "particularly significant in that they are geared to accommodate large families, who have often found it extremely difficult to find suitable, affordable housing."

"Also, the inclusion of day care centers in two of the developments," Kramer added, "reflects the State's interest in providing not only decent shelter for residents, but also other vitally needed services that will improve the total living environment."

Kramer said each of the two day care centers will serve approximately 60 pre-school children, who will receive a wide range of supervised pre-kindergarten child development activities, as well as a small breakfast and hot lunch each day and free medical and dental care.

The Paterson development, which received a \$5.33 million mortgage loan, consists of a 14-story apartment containing 222 units. It will be located on a 2.05-acre urban renewal site in downtown Paterson.

The housing is sponsored by Colt Arms, Inc., a limited-dividend group.

The Penns Grove development, which received a \$2.98 million mortgage commitment, is sponsored by the Community Union Housing Corporation, Inc., the housing arm of the United Auto Workers. It will include 51 garden apartments containing one- and two-bedroom units; 68 town houses containing two- and three-bedroom units; and a superintendent's apartment.



Commissioner Lawrence F. Kramer (right) joins local officials and residents in dedication ceremonies for Poplar Village. From left to right: Ocean Township Mayor Joseph A. Palaia, John W. Beekman, president of the Ocean Senior Citizens Housing Corp., the housing sponsor, and Mrs. Isabel Skinner, a Poplar Village resident.

Poplar Village Dedicated; Will House Elderly

"This project is a wonderful place to live in."

That's what Lewis L. Karkus told Community Affairs Commissioner Lawrence F. Kramer at official dedication ceremonies of Poplar Village, a 93-unit senior citizens development in Oakhurst (Monmouth County) along the Jersey shore.

Kramer, noting the State needed more senior citizens developments like Poplar Village, inspected an apartment, talked to the tenants, and helped cut a ribbon as part of the ceremonies marking the opening of the development in late November.

It is one of the first senior citizens developments approved by the New Jersey Housing Finance Agency (NJHFA), a quasi-independent agency within the Department of Community Affairs. The agency had approved a mortgage loan of \$1,962,000 for the development where tenants qualifying for federal rent subsidies pay \$135 a month in rent. Without that subsidy, the rent would be \$244 a month.

Poplar Village is sponsored by the Ocean Senior Citizens Housing Corporation. It is one of eight senior citizens housing developments in the State either under construction or about to be constructed with mortgage loans provided by NJHFA.

Poplar Village includes a community room, well-kept lawns and an outdoor recreational area for its tenants.

Kramer Urges Newly-Elected Officials To Utilize Community Affairs Services

Community Affairs Commissioner Lawrence F. Kramer last month urged a gathering of newly elected local government officials to utilize the wide array of assistance programs available from the Department of Community Affairs to help their localities meet many of the needs of municipal and county governments.

He warned, however, that the Department can only be as effective as the localities request it to be.

Kramer made the remarks at a Department-sponsored seminar for local officials elected in the November 2 general elections. The conference, held November 12 in the Cherry Hill Lodge, Camden County, was geared to acquaint the officials with the programs and services of the Community Affairs Department, and to make them aware of the legal and moral obligations of their office.

Nearly 50 local officials representing 35 municipalities in eight counties and three county governments attended the conference.

State Attorney General George F. Kugler, delivering the keynote address, advised the officials to become completely familiar with the powers, responsibilities and obligations of their positions, as provided under the State statutes and through municipal ordinances. He then outlined some of the areas in which the State Department of Law and Public Safety could provide

assistance to them, and urged them to bring any problems or questions they may have on criminal matters to its attention.

Kramer opened the conference with a brief welcoming address, which highlighted the "services" function of the Department of Community Affairs.

"The purpose of this seminar is to make you aware of exactly what services, functions and goals which this Department is prepared to prescribe to you in behalf of the communities throughout the State," Kramer explained. "But, most importantly, I want to encourage you to become familiar with the services, to know that they are there for your benefit and to utilize them."

"Because we are, in fact, only as effective as you allow us to be, as determined by your requests upon the Department of Community Affairs."

Department Is Arm of Localities

Kramer said local government officials should consider the Department as "your arm of government in Trenton, ready to move to the local level on the problems that affect your communities." He said the Department has "elasticity and mobility and, quite frankly, we are anxious to move into new areas — areas which we are not in today."

Although the Department is giving priority attention to the solution of pressing urban problems, Kramer continued, there will be a concerted effort to "respond to the many problems that are unique to suburban and rural areas as well — problems that are just as large and as critical to officials of those smaller communities as are urban problems to officials of the big cities."

"So recognize that your ideas and suggestions, based on what you're facing at the local level, will dictate our actions and activities in the future," he concluded.

Immediately following the Commissioner's remarks, Attorney General Kugler, in the principal address, predicted that, "The next great area of



civil strife in this State is not going to be in the schools or even in the larger cities, but in the area of public employees and their problems and negotiations with city officials."

Kugler advised the local officials to plan now for possible stopwork actions by the police, sanitationmen and other "service-oriented" local employees, pointing out that previous instances of civil disturbances in New Jersey "were almost catastrophic" because there was inadequate planning on the local level.

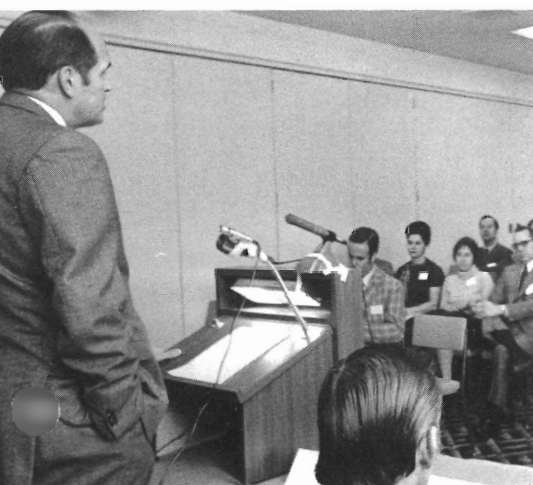
In regard to the duties and responsibilities of local office-holders, the Attorney General urged the newly elected officials to gain a full and complete understanding of their powers and responsibilities, noting that "many of the problems that local officials get involved in, come about by lack of knowledge of their responsibilities and duties and of the statutory provisions which guide their actions."

Some Officials Unaware of Duties

In referring to a recently released Middlesex County Grand Jury presentment, which criticized the actions of several local officials, Kugler said the presentment revealed that the officials cited "did not do their homework—didn't know their responsibilities and obligations under the statutes and didn't take care of those responsibilities even when irregularities were called to their attention."

He called upon the seminar participants to investigate any problems or improprieties, to find out what the facts are, and, where necessary, to "blow the whistle on it immediately."

"You are going to find, I think, that one of the hardest things you are going to have to do is to use a two-letter word





John F. Laezza (right), deputy director of the Department's Division of Local Government Services, discusses the Department's services with Councilmen Laurence Freeborn of Allamuchy (left) and Charles S. Savelli of Lavallette at a special orientation seminar sponsored by the Department for newly-elected local government officials. At bottom left, State Attorney General George F. Kugler addresses the group.

— NO," Kugler added. "It will be one of the most useful words in your vocabulary."

In conjunction with the Attorney General's remarks, the Community Affairs Department released a new booklet entitled, "Municipal and County Officials: Statutory Duties, Prerogatives, and Qualifications." The 74-page guide outlines the legal duties and obligations of various municipal and county jobs.

The booklet also contains sections dealing with local budget laws and other financial regulations, procedures for public hearings, and a compilation of criminal statutes pertaining to local government officials. It is available to local officials upon request, from the Office of Public Information, Department of Community Affairs, P.O. Box 2768, Trenton, New Jersey, 08625.

Following Kugler's address, seminar participants heard brief descriptions of the four major areas through which the Community Affairs Department provides assistance — local government services, human resources, housing and urban renewal and planning. They also were shown a 20-minute color slide show depicting the major programs of the Department.

Assistant Community Affairs Commissioner Eugene F. Deutsch served as master of ceremonies for the seminar.

Representatives of other public-oriented agencies also gave brief presentations, including Raymond Bodnar, director, Rutgers University Government Services Training Program; Robert Fust, executive director, New Jersey State League of Municipalities; and Jack Lamping, executive director, New Jersey Association of Chosen Freeholders.

Garner Named as Urban Loan Director; Donato Appointed to Housing Agency Post

In his first two appointments since taking office, Commissioner Lawrence F. Kramer named William R. Garner, 43, of Paterson, as executive director of the New Jersey Urban Loan Authority, and Frank M. Donato, 30, as administrative assistant to the executive director of the New Jersey Housing Finance Agency.

Both appointments were effective November 23, the date they were announced.

Kramer serves as chairman of both agencies, which are quasi-independent bodies within the Department. The Authority administers the State's minority enterprise program, providing loans or loan guarantees to promote minority-owned and -operated small businesses. The NJHFA carries out the State's moderate-income housing program through below-market mortgage loans to community housing sponsors.

The Commissioner said the appointments reflect his "strong commitment to spur the State's efforts in the vital fields of housing and minority business enterprise."

Garner, who had served as director of the Paterson Office of Municipal Disaster Control for the past four years, receives \$22,000 in the post. Donato, an attorney who had been an assistant prosecutor of Passaic County since April, 1970, receives \$18,000.

Kramer said that Garner had been hired to "move the Urban Loan Authority from the early and difficult stages of development to a new action phase."

Garner succeeds Arch M. Whitehead, who had served as the authority's first executive director from February to June of 1971. Since then, the agency had been administered by Joseph M. Bair, who had been acting director. Bair remains on the staff as director of personnel and operations, his previous position.

Since 1967, Garner had been director of Paterson's Office of Municipal Dis-

aster Control, which is responsible for planning the city's civil defense and disaster control activities. A mortician, Garner also had worked as a management consultant to several funeral establishments, serving from 1961-69



William R. Garner

as general manager of the Cheek Funeral Homes of Hackensack and Paterson.

From 1954-61, Garner was assistant production control manager of the Bogue Electric Manufacturing

Company of Paterson. In the post, he supervised the entire plant production system.

A graduate of Passaic High School, Garner studied business administration at the University of Maryland (European Division) and Rutgers, the State University. Garner also holds a certificate in mortuary science from the McAllister College of Mortuary Science, New York, and is a licensed New Jersey mortician.

He is a member of the Garden State Funeral Directors Association, the National Association of Housing Specialists and the Non-profit Housing Center of Washington, D.C. Also, he had served as president of the Prince Hall Gardens Corporation, a non-profit housing corporation.

In Paterson, Garner served as chairman of a committee to organize a Housing Development Corporation to develop a square block in Paterson's inner city. He also is a member of the Paterson Branch, NAACP; a former member of the Board of Directors, Paterson Red Cross; former vice-president, Paterson Jaycees; and a former member of the Mayor's Advisory Committee in Hackensack.

Garner is married to the former Kathleen Love.

Before joining the prosecutor's office, Donato had served as a partner in the family law firm, Donato and Donato of Paterson. He served from 1967-69 as

(CONTINUED on page 6)

Mrs. Mery Takes Office as First Director of Women's Division

Mrs. Dorothy B. Mery of Rutherford, who had served formerly as assistant to the vice-president for finance of Fairleigh Dickinson University, took office Nov. 18 as the first director of the Department's Women's Division.

The Division, established in State legislation that became law in the Spring of 1969, could not become operational until the Governor's nominee for division director had been confirmed by the State Senate.



Dorothy B. Mery

Mrs. Mery, who was nominated by Governor Cahill in June, was confirmed on Monday, November 15, when the Senate reconvened.

Under the law, Mrs. Mery will serve for a five-year term as director. She will supervise the activities of the Division, which is empowered to study the problems and needs of women, recommend new programs, serve as a clearinghouse for information and conduct conferences and educational programs. The Division's operations are financed with a \$23,000 appropriation in the Department's 1971-72 fiscal budget.

Mrs. Mery is currently on the advisory board of Watson Associates, a Newark organization involved in the development of business and employment opportunities for Newark's black community.

From 1965-70, she served as assistant to the vice president for finance of Fairleigh Dickinson University. In that position, she administered a \$20,000,000 payroll and fringe benefits program for 4,000 University employees. She also prepared financial and tax reports and developed and implemented personnel policies.

Prior to that, Mrs. Mery worked for eight years as assistant to the University president in financial matters. She prepared research studies, statistical reports and established procedures for administering financial programs for veterans.

In a related matter, the State Senate, this month, confirmed the nominations by Governor Cahill to three seats on the

State Commission on Women. Appointed to three-year terms were: Sister Hildegard Marie, former president of the College of Saint Elizabeth, Mrs. Albert S. Franklin, a member of the Willingboro Zoning Board of Adjustment, both to succeed themselves, and Mrs. Fran Rosenberg of West Orange, a former art teacher in the West Caldwell-Caldwell school district, to succeed Dr. Edythe Gaines of Montclair.

The nine-member Commission super-

Guide Issued on Local Purchasing Law

When in doubt, bid! That is the message of a new guidebook prepared by the Department to assist local and county governments in complying with provisions of the new public contracts law.

The 21-page publication, entitled "Local Public Contract Guidelines," was prepared by the Division of Local Government Services and distributed last month to all 567 municipal and 21 county governments. The Division was authorized under the law to assist contracting governmental units in complying with its provisions.

The law, which became effective July 1, unified, revised and codified existing State statutes dealing with local purchasing and contract procedures.

The publication outlines the purpose of the law, explains how it applies to local governments, and provides detailed descriptions of statutory provisions governing bidding requirements and specifications, purchasing procedures, including cooperative purchasing arrangements, the sale and disposition of public personal property and other legal requirements.

Community Affairs Commissioner Lawrence F. Kramer said the guidebook was designed "to help local government officials comply with provisions of the law and, in that way, fulfill their public responsibilities." He said the law seeks "to encourage the maximum use of free, open and competitive bidding procedures" and the booklet would serve as a means to that end.

The booklet explains some of the major provisions of the new law, which affects almost all local and county governmental units, including boards,

vises the activities of the Women's Division.

Also, this month, the State Senate confirmed the appointments of Walter G. Evans of Oaklyn, a retired real estate and insurance broker, and Joseph Aragona of Toms River, a retired teacher and guidance counselor, to three-year terms on the State Commission on Aging. The Commission directs the activities of the Department's Office on Aging.

commissions, special districts and authorities. It also replaces any laws which conflict with its provisions.

Included are descriptions of provisions requiring:

- ▶ Competitive bidding on all public expenditures for goods and services exceeding \$2,500 within one fiscal year, except for authorized exceptions.

- ▶ Purchases, contracts and agreements not to be intentionally divided into smaller parts to avoid the \$2,500 bidding requirement.

- ▶ Specifications to be drafted to encourage free, open, and competitive bidding.

Local and county officials last month also received a "get acquainted" manual on the Planning, Programming, Budgeting System (PPBS), a refined modern approach to budgeting.

The Division prepared the 12-page booklet entitled "Planning, Programming, Budgeting System — One Approach to Better Government," to offer local officials one alternative to current budget planning and decision making procedures. The booklet contains an explanation of PPBS and how such a system can be implemented by a local government, examples of various elements and features of the system and Division references for management services.

The report said a number of technical bulletins are being prepared for local officials on various components of PPBS.

Copies of the purchasing manual are available at \$1.00 each and the PPBS booklet at 50¢ each from the Division of Local Government Services, P.O. Box 2768, Trenton, New Jersey 08625.

Superior Court Upholds Constitutionality of Sports Authority

New Jersey Superior Court Judge Morris Pashman has upheld the constitutionality of legislation creating the New Jersey Sports and Exposition Authority.

The legislation, signed into law May 10 by Governor William T. Cahill, established the Authority within the Department of Community Affairs. It is empowered to finance the construction and operation of a sports complex on 750 acres in the Hackensack Meadowlands district in northeastern New Jersey.

The Judge's 115-page decision, released November 16, sets aside challenges brought in four separate suits that were joined by the court. The suits were brought by a Bergen County group of taxpayers, the Borough of East Rutherford (Bergen County), the Monmouth Park Jockey Club and the State of New Jersey.

The State suit was filed by State Treasurer Joseph M. Mc Crane, one of the Authority members, to test the constitutionality of the agency and clear the way for the sale of revenue bonds to finance the complex.

The State will now seek a review of the decision by the New Jersey and United States Supreme Courts to remove any other legal obstacles, so that plans for the construction of the complex can proceed.

Pashman's decision, which was based on arguments before him in Hackensack last September 30, resolves 13 separate constitutional questions.

In reply to one of the challenges, Judge Pashman held the complex

would serve "a valid public purpose that would be beneficial to the people of the State."

"This is a further buildup of our social capital and a further accumulation of resources for social overhead. This capital and overhead include recreation as well as roads, housing, sewers and hospitals.

"The 'public purpose' will and must help to build personal character and State and community pride."

In his decision, Judge Pashman said the determination of what constitutes a public purpose "is primarily a function of the Legislature and should not be overruled by the courts." He also said, "The substantial and forceful multi-pronged attack has not established any legal infirmity in the act or the deprivation of any basic right."

The decision also upheld the Authority's right to sell revenue bonds and repay them with proceeds from the sports events and to operate a race track.

APPOINTMENTS *from page 4*

a Captain in the U.S. Army at Ft. Belvoir, Virginia.

Donato received a J.D. degree from Cornell University Law School in June, 1966. Shortly after, he served as law secretary to Associate Justice C. Thomas Schettino of the New Jersey Supreme Court.

Donato also holds a bachelor's degree in government from Georgetown University, from which he graduated in 1963. He had attended St. Peter's Preparatory School, Jersey City.

Plans for the complex include one or two stadiums — one for football and one for baseball, an indoor arena which could be used for basketball and hockey; cultural and ecological facilities; as well as a thoroughbred race track.

In a related matter, on November 15, the State Senate confirmed the appointment of Aubrey C. Lewis of Montclair to a one-year term as the seventh and final member of the Sports Authority.

Lewis, who was nominated to the post by Governor William T. Cahill, is a former all-American football player and currently serves as assistant vice president in charge of career development for the F.W. Woolworth Company.

He will serve as one of four public members on the Authority, which also consists of three ex-officio members—the State Treasurer, the State Attorney General and a member of the Hackensack Meadowlands Development Commission.

Donato is a member of the American, Passaic and New Jersey Bar Associations. He was elected to the Parish Council of Holy Angels Church, Little Falls, is a member of the Paterson Diocesan Lay Council, and has been chairman of the Criminal Justice Planning Board of Paterson.

He is married to the former Diane B. Haines, whose father, Edward B. Haines, is business manager of the "Paterson News." The Haines family owns and operates the newspaper.

DECEMBER, 1971

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