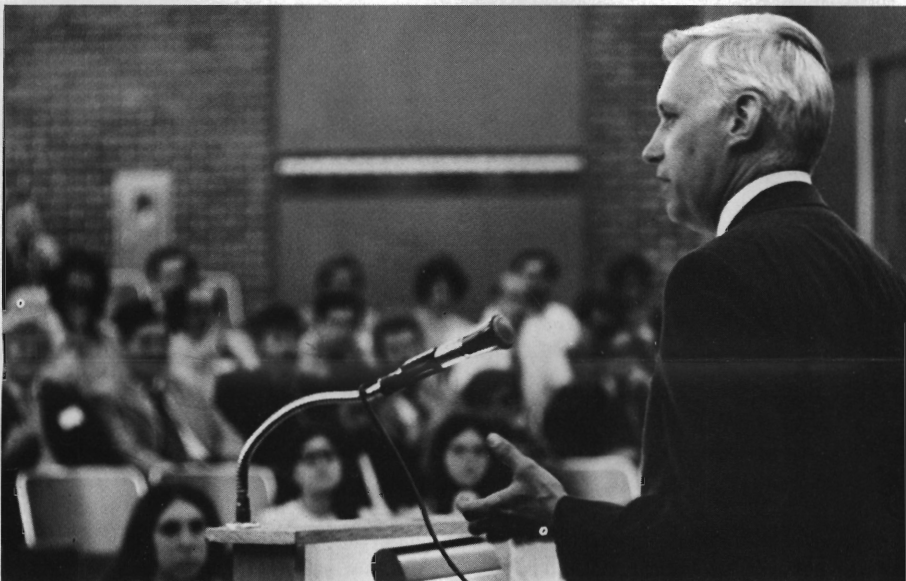


COMMUNITY

A Publication of the New Jersey Department of Community Affairs



STUDENTS working in the Department's Interns in Community Service program hear an analysis of New Jersey government by Rutgers political scientist Ernest B. Reock, a speaker at the program's orientation session.

—Photograph by Paul Imgrund, Spring Lake Heights

204 Interns Start Summer Positions In Public Service

Two hundred and four college and graduate students, more than in any previous year, are participating this summer in the Department's 11-week Interns in Community Service program.

The interns hold full time jobs in county and municipal governments, the Department of Community Affairs and other state agencies, local antipoverty agencies, Model Cities programs, and a variety of public-oriented private organizations. The program runs from June 15 to August 28.

The interns have been assigned as follows: 34 in municipal government; 9 in county government; 57 in state agencies, including 23 in the Department; 31 in community action (antipoverty) agencies; 17 in model cities agencies; 24 in private agencies and 32 in local legal services organizations or public defender offices.

The 204 interns were selected from more than 1,300 applicants on the basis of their academic achievement, involvement in community affairs and understanding of community problems, expressed in a short essay.

There are 132 undergraduate and 72 graduate students in the program. These students are majoring in a wide variety of subjects at colleges and universities in New Jersey as well as outside the state. About one-fourth of the interns are women.

The students work under the supervision of regular staff members of the employing agencies, selected with the concurrence of the Department. Both interns and supervisors evaluate the experience and progress made by the intern in the job, and submit written reports throughout the program.

Interns will work a 40-hour, five-day week, earning salaries based on the Civil Service pay scale for student assistants. This ranges from \$2.00 an hour for college freshmen to \$3.25 an hour for graduate students. The salaries are paid

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Retirement Community Rules Promulgated

The Department's Division of Housing and Urban Renewal has promulgated rules for implementing legislation with which developers of retirement communities must comply before being allowed to do business in New Jersey.

The rules require such developers to file with the Division by July 31 statements of record, containing a variety of exhibits relating to the proposed retirement communities, accompanied by sworn affidavits.

Also required of each developer is a proposed public offering statement describing accurately the property for sale. The public offering statement must also include related information such as any restrictions upon the use of the property; existing and planned improvements; utilities, transportation and community facilities; zoning and tax information; and details showing how the real estate transactions will be handled.

Developers satisfying these requirements will be issued provisional registrations enabling them to do business.

The rules govern not only retirement communities located within New Jersey, but also out-of-state developments being promoted within the state. They do not

govern transfers of property, by individuals within established retirement communities.

Essentially, the rules require the developers to demonstrate to the Division that their advertising and promotion are fair, that full and accurate information is provided to the public on both the property and the developers, and that the developers are financially and technically capable of fulfilling their obligations under a real estate contract.

The 67-page rules implement the Retirement Community Full Disclosure Act, passed by the 1969 Legislature, with the support of the Department.

Schuyler Jackson, director of the Division, noted in the rules that only provisional registrations would be issued for the time being because the Division lacks the staff necessary to make the affirmative determinations required to issue orders of registration. In affirmative determinations, the Division verifies the truth of the developer's statements.

Jackson said that 14 developers have indicated they will apply for registration. He estimated that 20 to 25 retirement communities in New Jersey would come under the rules initially.

Ehret Succeeds Alloway as State Director of Local Finance

Joseph N. Ehret, Jr., a Monmouth County government official and a committeeman and former mayor of Wall Township, has been named by Commissioner Edmund T. Hume as director of the Division of Local Finance.

Ehret succeeds James A. Alloway, who took office on June 12 as president of the state Civil Service Commission. Alloway, who had served as director of local finance since December, 1967, was appointed to the cabinet post by Governor William T. Cahill and confirmed by the State Senate on June 8.

For the past two years, Ehret has worked with the county government in a dual capacity as director of the Monmouth County Sewerage Advisory Committee and as federal and state aid coordinator.

In addition, he has been a member of the Wall Township Committee for the past seven and a half years, serving as mayor from 1966-68.

Hume said Ehret "brings to the post a

broad and distinguished background and experience in accounting and municipal government affairs."

The Commissioner praised Alloway as "both a good administrator and an



James A. Alloway



Joseph N. Ehret, Jr.

innovator, whose services will be sorely missed in our Department."

Ehret, who will be 45 on July 30, assumed his new position on July 1. The post has a salary range of \$21,558-\$28,026.

From 1952-68, Ehret held accounting positions with the Bendix Corp. of Eatontown. He served for four years

(1956-60) as manager of the firm's cost accounting department and for eight years (1960-68) as manager of its general accounting department. Previously, he had worked from 1951-52 with the cost accounting department of the Pittsburgh Plate Glass Company in Newark.

Ehret also has served since 1963 as a member of the Wall Township Planning Board and since 1968 as chairman of the Regional Sewer Feasibility Study Group. In addition, he has been secretary-treasurer of the Monmouth Bayshore Outfall Authority.

Ehret earned a B.S. degree in accounting from Temple University in June, 1951.

The Division of Local Finance was originally formed as the Division of Local Government in the State Treasury Department. It became the Division of Local Finance on March 1, 1967, when it was transferred to the then newly created Department of Community Affairs. Alloway served as the first director of the newly designated division.

State Grant Finances Summer Jobs for Low-Income Youths

The Department has allocated \$1,215,633 in state grants to 29 local sponsors who will provide an estimated 2,709 summer jobs to low-income youths throughout the state.

The grants are being allocated under the Department's Youth Employment Summer program to 23 community action (antipoverty) agencies, three municipal governments, two boards of education and a housing authority. They were made from a \$1,554,115 state-aid appropriation for youth employment in the Department's 1970-71 budget.

Commissioner Edmund T. Hume, who announced the grants, said the program would supplement the federal Neighborhood Youth Corps summer employment program, which is expected to provide jobs for 8,633 disadvantaged youths this summer.

The state program, which began with a special \$1-million legislative appropriation during the summer of 1968, has been continued each summer with state-aid funds included in the Department's regular budget.

"This year for the first time, the Department's summer employment program will finance jobs through anti-poverty agencies serving disadvantaged youths in all areas of the state," Hume

explained. "Community action agencies serving Paterson, Camden, Newark, and Hunterdon, Warren and Sussex Counties have been added to this year's program."

Hume said the youths, ranging in age from 14 to 21, would be recruited by the local sponsors and assigned to a variety of community service projects developed by the agencies in response to local needs.

The youths will work 26 hours a week, beginning June 29 and ending August 28. They will earn \$1.50 an hour.

"The youth employment program attempts to provide more than jobs," the Commissioner said. "It involves these young men and women in intensive vocational and personal counseling designed to make their work experience an educational opportunity as well."

Hume said this year's counseling program would be conducted by college students and graduate students who are training to become guidance counselors under another Department-financed program, known as Project NOW. That program, administered jointly by the Department of Community Affairs and Newark State College, identifies, selects, trains and certifies as guidance counselors experienced individuals drawn mainly from minority groups for placement in

urban schools.

"We are hopeful that the summer employment program will meet the many needs of these youngsters — some needed summer income, job confidence and responsibility, and motivation to pursue career goals," Hume said. "In addition, the youths gain an opportunity to help improve their own communities."

For example, youths assigned to agencies serving Newark, Essex County and Camden will tutor young children in day care programs, Hume said, and physically handicapped youths will work in the Meals-on-Wheels program, a food delivery service for homebound older persons living in Jersey City.

The Commissioner pointed out that the total summer employment needs of disadvantaged New Jersey youths "still greatly exceeds the number of jobs to be provided by the state and federal governments and by private industry combined."

The grants were allocated to 23 community action (antipoverty) sponsors and affiliates serving all 21 counties; boards of education in Camden and Paterson; the cities of Newark and Woodbridge; and two municipal agencies in Jersey City.



FROM 6 A.M. REVELLE to 10 P.M. lights out, these high-school students are immersed in the rigors of simulated police training through the Trooper Youth Week program at the State Police Academy, Sea Girt. Instructor William Buckwald (left) demonstrates fingerprinting to his class and to Department representatives Walter Qualls and Lawson McElroy. Instructor Joseph Paulillo calls cadence (right) and brings a grimace to Paul Laszczynski, 18, of Jersey City, in self-defense class (below).

Trooper Program Simulates Police Training for Ghetto Youths

They arrive at the Sea Girt State Police Academy wary, even defiant, of authority. They leave a week later with new-found respect for it and for themselves.

The change in these 56 inner-city high school juniors comes about through Trooper Youth Week, a fast-paced program of simulated police training specially designed for them, and stoutly laced with drill and discipline.

Trooper Youth Week is conducted annually by the New Jersey State Police with assistance from the Community Affairs Department. This year's program was held in two sessions, from June 14 through 20, and again the following week.

It is essentially a condensation of the classroom, field and laboratory training given to rookie state troopers and municipal police officers. The training is realistic enough, although it stops short of actual firing of weapons.

Every student participant, for example, is fingerprinted and is given a chance to take fingerprints. Every student takes a physical aptitude test when he arrives at Sea Girt, and again when he leaves. All students learn and practice basic first aid methods, and try out on each other the painful but harmless holds and maneuvers law enforcement officers employ in self-defense.

The busy, 16-hour-a-day schedule of activities covers the gamut of law enforcement functions — lectures and discussions on criminal, juvenile and motor vehicle law, human relations, courtroom procedure, safe driving and

narcotics abuse; demonstrations of radar, polygraph and underwater recovery equipment; instruction on firearms safety and field search.

An all-day field trip to the State Police headquarters and the State Bureau of Identification in West Trenton climaxes the week.

Hours not spent in the classroom or on the drill field are devoted to organized sports, calisthenics, care of quarters, films and guest speakers, including former major league baseball star Bill White, now a Philadelphia television announcer.

Pervading the atmosphere of the oceanside training ground is a spirit of regimentation. The youths wear uniforms of gold shirts with the triangular State Police emblem, khaki trousers and navy blue caps. Everywhere they go, they march. They practice parade drill, answer daily roll call and attend flag ceremonies. There is even a graduation ceremony at the close of the week, with three hours' time devoted to graduation practice.

Trooper Youth Week has been conducted for the last six summers by the State Police as a community relations program. Originally, the sponsors sought out the most highly motivated, academically sound students to participate.

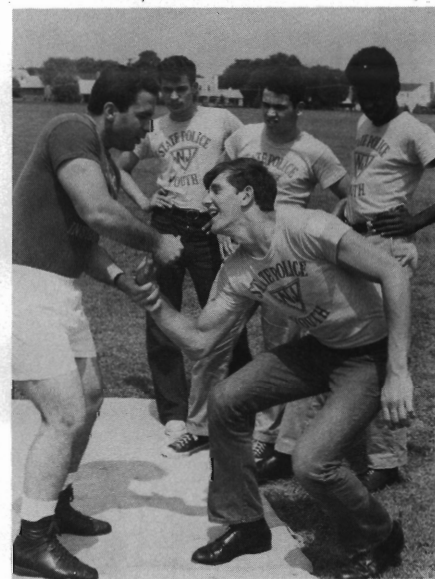
The Community Affairs Department became involved after the civil disorders of 1967. At the Department's initiative, the program was expanded to include students from economically depressed areas as well — youths with just as much leadership, but lacking direction and often hostile toward authority.

The Department's role is basically to recruit students for the program. It also pays for transportation, food and quarters for the youths it recruits, and provides uniforms where needed. These expenses are paid from a \$5,000 allotment from the Governor's Emergency Fund.

The benefit of Trooper Youth Week is the change of attitudes it brings about in the inner-city youths, said Walter Qualls, of the Department's Office of Economic Opportunity, who helped develop the program and has made the circuit of urban high schools, recruiting participants.

He called this change of attitudes "unbelievable."

At first, he said, recruiting was difficult because the youths were "turned off by a



HFA to Finance Three Housing Projects

The New Jersey Housing Finance Agency (HFA) has agreed to provide mortgage financing for 844 units of moderate-income housing to be built in Camden, Long Branch and Union Township.

At its meeting June 16, HFA authorized mortgage loan commitments totaling \$21.5-million to the sponsors of the three developments. All are expected to begin construction this summer.

Thomas V. Seessel, HFA executive director, said that federal rent reduction assistance was anticipated for the Camden and Union Township developments, both under nonprofit sponsorship. Seessel said that the U.S. Department of Housing and Urban Development (HUD) would provide this assistance annually for the life of the mortgages.

The two nonprofit sponsors will receive mortgage loans covering total project costs. The Long Branch sponsor, a limited-profit partnership, will receive a loan for 90 per cent of costs.

The largest commitment, of \$14.5-million, was made to Carpenters' Community Development Corp., Inc., formed by the New Jersey State Council of Carpenters, AFL-CIO, to finance construction of 438 units of housing on urban renewal land in Camden.

Nearly half the units will consist of two to five bedrooms, capable of accommodating families of four to ten persons.

Legal Services Aids Tenant Law Reform

The New Jersey Supreme Court has handed down a decision termed a "landmark in landlord-tenant law" by the Department's Office of Legal Services, which submitted an amicus curiae (friend of the court) brief.

The decision in the case, *Marini v. Ireland*, was unanimous. Justice Vincent S. Haneman wrote the opinion, handed down May 18.

The court said that if a landlord fails to maintain "facilities vital to the use of the premises for residential purposes," a tenant has the right to make the repairs himself and deduct the cost of the repairs from his rent, provided that he has notified the landlord of the condition and given the landlord adequate time to carry out the repairs.

Richard J. Pilch, staff attorney for the state Office of Legal Services, argued in the amicus brief that "strong public

Monthly market rent for a three-bedroom apartment would be about \$319, with federal assistance reducing rents to as little as \$51 to \$170, depending on income of the tenant family.

The development, to be known as Northgate II, will consist of two high-rise buildings and a series of garden apartments. In addition, there will be a swimming pool, community center, promenade deck between the two high-rise buildings, 6,400 square feet of commercial space, and parking for 459 cars. Initial occupancy is expected in early 1972.

Another commitment, of \$4,450,000, will finance Edgewater East and Edgewater West, a 248-unit garden apartment development on two sites about a mile apart in Long Branch. The sponsor is Avenel Realty Co. The units will have one and two bedrooms, with parking.


The third commitment, of \$2,603,000, was made to the Union Senior Residents Housing Corp., headed by Hans Meyer, which intends to build a three-story, 158-unit elderly housing development on municipally owned land in Union Township, Union County. Market rents for the one-bedroom apartments will be about \$157 monthly; federal assistance will reduce the rents to the \$29 to \$96 range.

policy grounds" justified self-help tenant repairs. Preservation of housing, fewer tenant dislocations and revitalized urban areas would result if the tenant's right to make repairs at the landlord's expense were established, the brief argued.

The tenant, a Camden woman, was represented by an attorney from Camden Regional Legal Services, one of 13 local Legal Services agencies in New Jersey.

The case arose as a result of the tenant having hired her own plumber to repair a defective toilet in her apartment, then having paid the bill herself and deducted it from her rent.

The state office has scheduled a conference on the decision this month for attorneys active in landlord-tenant law. Also, the Department's Office of Economic Opportunity has notified all community action (antipoverty) agency directors of the court's decision.



uniform." Now, he says, the best recruiters are the boys who have been through the program.

Qualls credits the regimentation with a good share of the program's success. "It provides a system of rewards and punishment often absent from the center city neighborhood," he said.

"For the first time in their lives, these kids see a reason, even if it's just competition with the other guys, to take pride in what they do and how they do it," he said.

State Police Sgt. Charles S. Purgavie, trooper youth coordinator, agrees. "Many of these fellows probably never liked a cop," he said, "until they met one."

Community Affairs Commissioner Edmund T. Hume told this year's class at graduation that "the real point of Trooper Youth Week is not merely to glamorize police work. It is to encourage you to seek out a direction for your own adult lives according to your own interests, and to follow that direction whatever it may be."

He encouraged the students to pursue their education and to devote themselves to useful public service. He urged them to go a "step beyond" regimentation to self-discipline.

One student, Nate Dancy, 17, of Newark, said his experience at Sea Girt "makes me feel like a man." He said, "I'm learning to accept responsibility."

Renna Named HFA Director; 2 Builders Appointed Members

John P. Renna, Jr., Essex County purchasing agent and housing developer, took office July 1 as director of the New Jersey Housing Finance Agency (HFA).

Renna, 49, was appointed by Commissioner Edmund T. Hume, who serves as chairman of the quasi-independent agency.

Hume noted that Renna had installed management methods in his two years in Essex County government. Hume also noted Renna's experience in purchasing,

financing, real estate and construction.

Renna succeeds Thomas V. Seessel, who resigned. Seessel had been director since 1967 when the agency was created to finance the construction and rehabilitation of moderate-income housing.

Renna is president of Hargate, Inc., and secretary of the Valley Way Building Corp., both apartment construction firms.

He has also served as an officer of various corporations which have built single-family houses in West Orange and elsewhere in Essex and Morris Counties.

He earned a bachelor's degree in accounting from Rutgers University in 1942.

In a related matter, the State Senate confirmed on June 8 Governor William T. Cahill's appointments of two New Jersey builders as public members of the HFA. They are Henry J. Shaheen of West Long Branch, who is also mayor of that community, and Harold D. Sarshik of Cherry Hill.



John P. Renna, Jr.

Shaheen will serve a full three-year term, succeeding Verne S. Atwater, president of Westinghouse Learning Corp., whose term expired on June 26.

Sarshik will serve the remaining two years of the three-year term of Richard A. Lester, dean of the Princeton University faculty, who resigned.

Shaheen has worked in the land development, construction and real estate business since 1932. He is president of Rumson Park Estates, Inc., which constructs single family houses, and is a partner in the Shaheen Agency, a real estate and investment firm.

He is a former president of the New Jersey Builders Association and the Home Builders Association of Metropolitan New Jersey.

Sarshik is president of 20th Century Construction Co., Inc., which recently completed 1,100 houses in Cherry Hill. He is also president of Lloyd Construction Co., which builds motels, shopping centers and other commercial structures.

Also a past president of the New Jersey Builders Association, he has a bachelor's degree in real estate and insurance from

Temple University where he taught courses in construction and related fields for three years.

The HFA has constructed a total of 2,487 dwelling units in six New Jersey cities, of which about 350 are occupied. It has made commitments to finance an additional 1,287 units of low- and moderate-income housing.

Community Health Training Grant Set

United Progress, Inc. (UPI), Trenton's antipoverty agency, has been awarded a \$25,000 state-aid grant by the Department to finance a community health training program.

The grant will be used to help train nonprofessionals for positions on the medical, administrative and clerical staff of the Trenton Neighborhood Family Health Center, an outpatient care facility located in Trenton's Model City neighborhood. In addition, professional staff members will be trained in management techniques.

The center, which is a delegate agency of UPI, was established last year to serve the health care needs of about 20,000 low-income area residents. Its main source of operating income is a grant from the U.S. Department of Health, Education and Welfare.

The family health center now provides prenatal care services. It plans to add general medicine, dental, drug, x-ray, and clinical services when it enters full operation.

The center will work with community leaders to educate citizens about better health care.

The Department's Office of Economic Opportunity assisted in drafting the proposal to establish the center, which has also received funds from the State Department of Health and from private sources.

The Community Affairs grant, from a \$1.15-million state-aid fund for economic opportunity programs, will be used to train supervisory personnel and aides in nursing, social services, community health, and allied health fields.

Staff positions will be filled by community residents whenever possible. A number of the center staff members are paraprofessionals who were trained by the center.

Local Planning Aid Awarded to DCA

The Department has received \$758,312 in federal planning assistance funds to support a variety of state, regional, county and municipal planning activities during the next 12 months.

The annual award is provided by the U.S. Department of Housing and Urban Development (HUD) under section 701 of the Housing Act of 1954.

Sidney L. Willis, director of the Department's Division of State and Regional Planning, said that the funds would be distributed as follows:

► \$381,120 to finance comprehensive planning programs in 11 counties: Atlantic, Bergen, Burlington, Cumberland, Essex, Hudson, Hunterdon, Mercer, Middlesex, Salem and Union.

► \$71,526 for local planning projects in 10 municipalities: Pleasantville and Ventnor (Atlantic County), North Hanover Township (Burlington County), Carteret and New Brunswick (Middlesex County), Ocean Township (Ocean County), Raritan (Somerset County), Hamburg (Sussex County), and Phillipsburg and Greenwich (Warren County).

► \$207,666 to the Community Affairs Department for 10 planning projects, including a preliminary study of economic growth and the job market, various housing research studies including an analysis of the federal Operation Breakthrough program in New Jersey, and studies of environmental planning, zoning controls and land supply.

► \$98,000 to the Department for a variety of planning advisory services, including services to local Model Cities programs, management assistance to local governments, and consultants to perform studies of local government.

State Training Program, Serving 4,500, Refunded by HUD

The Department has received \$161,000 in federal funds to continue for the third year a varied statewide program of training tailored to the needs of some 4,500 local and state government employees and community development workers.

The grant was awarded by the U.S. Department of Housing and Urban Development (HUD) under Title VIII of the federal Housing Act of 1964. It will be matched by part of a \$189,219 state-aid training appropriation.

It will support the Community Development Training program, which offers more than 100 different educational and training activities through 10 major projects. The training ranges from conferences and seminars to college-level courses in many different subject areas, including government administration and finance, housing and code enforcement, urban planning, and economic development.

William F. Bamka, administrator of the training program, said there were two new projects in this year's program.

One will provide special training to both the staffs and citizen participants of the Model Cities — Community Development agencies in New Jersey's nine Model City and six Community Development programs.

The other will enable local government personnel engaged in community development activities to receive partial tuition rebates after successfully completing courses in subjects related to their jobs.

Bamka said an estimated 700 community development workers are expected to participate in the Model Cities training component, which is designed to improve their managerial and technical skills. He said the training areas are based on the recommendations of a 1969 Department-sponsored survey of the training needs of New Jersey's Model Cities.

"That survey indicated a desire on the part of Model Cities staff members for training in administrative skills and broad knowledge of government," Bamka said. "They also said they wanted to learn better planning and programming techniques for greater understanding of problem areas."

To meet these needs, the training program will hire a full-time Model Cities training director, who will advise the local Model City agencies, provide training services directly or on a contract basis, and evaluate their training effectiveness.

In addition, he will supervise Model Cities training activities, including a discussion series on Model Cities policies and strategies; a workshop series that will offer survey courses in a number of functional program areas; a seminar series on intergovernmental relations; a writing skills development project; and several courses, seminars and lectures in state and federal grant application procedures, techniques of community organization, and public administration.

The tuition remission project for local government officials is expected to reach

more than 1,700 professional and subprofessional employees of municipal and county governments, public authorities and special districts involved in community development work. Under the project, eligible employees will receive a 30 per cent tuition rebate for successfully completing courses offered by the Rutgers University Bureau of Government Research.

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by the Department through a state-aid appropriation of \$253,760.

The program opened with a day-long orientation session on June 15 at Douglass College, at which Commissioner Edmund T. Hume outlined the accomplishments and plans of the Department.

Ernest B. Reock, director of the Rutgers University Bureau of Government Research, and Assemblyman William E. Schluter of Mercer County also spoke.

Reock discussed the history of New Jersey and the governmental problems which have resulted throughout New Jersey's development. Schluter said he welcomed the increasing recognition by government of the imaginativeness and ideas of students.

Gregory Nagy, coordinator of the intern program, said that a series of seminars has been tentatively scheduled for the interns throughout the summer.

The topics include urbanization and change, a panel discussion on political action, and a panel on local government to be led by several mayors.

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