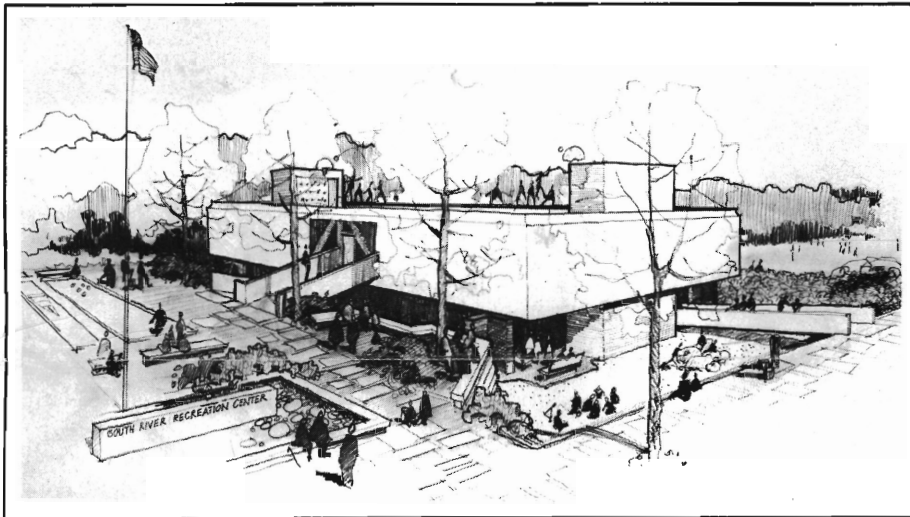


COMMUNITY

A Publication of the New Jersey Department of Community Affairs



The above rendering is one of several architectural designs created by Raymond Heinrich, newly appointed director of the Department's Division of Housing and Urban Renewal.

Heinrich Is Named Director of Housing

Raymond Heinrich, an architect and professional planner with extensive experience in housing design and urban development, has been named as Director of the Department's Division of Housing and Urban Renewal.

Heinrich, 42, who has operated his own architectural and planning firm in New Brunswick since 1964, was appointed by Community Affairs Commissioner Edmund T. Hume, effective May 24. The Division is one of five major agencies in the Department.

Hume said Heinrich will be responsible for assisting local governments and community groups in developing housing construction and maintenance standards for hotels, motels and multiple dwellings, and for providing technical and financial aid to help communities carry out urban renewal and relocation programs.

In addition, Hume said, Heinrich will work closely with the New Jersey Housing Finance Agency, the Department's quasi-independent sister agency, which finances moderate-income housing, and the housing co-

ordinator recently named by Governor William T. Cahill. He is Charles F. Reynolds Jr., a career executive of the Prudential Insurance Co., who will serve for six months. (The July issue will provide further information.)

"I think Mr. Heinrich's many years of experience in housing development planning and urban design will enable him to undertake the efforts needed to generate critically needed new housing and to put a halt to the deterioration of our current housing supply through renovation and adequate maintenance," Commissioner Hume said.

Since 1964, Heinrich has operated a New Brunswick architectural and planning firm.

Among the designs his firm has developed are a community facilities and recreation center in South River (Middlesex County), an office complex in North Brunswick and a 120-bed nursing home in Port Jefferson, Long Island. His design for the Edward J. Patten Park in Perth Amboy was cited for "Outstanding Excellence in Architectural Design"

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NJHFA Authorizes Its Largest Package Of Housing Loans

The New Jersey Housing Finance Agency (NJHFA) last month authorized \$28,065,669 in mortgage loan commitments to finance a total of 1,182 units of new housing for low- and moderate-income families in four municipalities.

John P. Renna, Jr., NJHFA executive director, said the commitment authorizations represented the largest amount of housing ever approved by NJHFA at a single meeting.

Renna said that all commitment authorizations were made subject to conditions imposed by NJHFA.

The names, location and number of units of the housing developments are as follows: Riverview Apartments, Camden, 224 units; Pine Hill Gardens, Borough of Pine Hill, 300 units; Paulus Hook, Jersey City, 308 units; and Asbury Towers, Asbury Park, 350 units.

The Borough of Pine Hill development, Pine Hill Gardens, will be constructed about two miles from the eastern terminal of the Lindenwold, N.J.-Philadelphia high-speed rail line. It is located in Camden County.

The \$5,853,438 mortgage loan represents 90 per cent of total project costs, with the remaining 10 per cent to be furnished by the limited partnership sponsor, Soble Construction Co., Pleasantville, N.J.

The project contains 225 one-bedroom units, renting for \$204 monthly, and 75 two-bedroom units, renting for \$262 monthly.

The remaining three developments approved will have federal rent reduction subsidies under programs aimed at limiting an eligible family's expenditure for rent to 25 per cent of income. Eligibility is based on income.

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New Centers Offer Educational Help To School Dropouts

Community Affairs Commissioner Edmund T. Hume last month announced the opening of a new system of neighborhood education centers to provide remedial educational services to potential and actual high school dropouts.

Hume said the program, a successor to the so-called "street academies" which were closed last year, will provide "supportive counseling and tutoring to potential dropouts and will give those who have actually dropped out an opportunity to earn a high school diploma." Qualified students will be encouraged to enter college, Hume added.

James D. Coffee, director of the Department's Division of Human Resources, said that centers were currently operating in Hackensack, Long Branch, and Trenton.

Coffee emphasized that the centers are operated by two- and four-year colleges under contract to the Department. "We are making maximum use of existing education resources, rather than attempting any duplication of available services," Coffee said.

Coffee also announced that John S. Miller, Jr., of Plainfield, has been named director of the program.

Each center is expected to process about 200 students, Coffee said. The



Detective Herbert H. Fitzgerald of Trenton is sworn in by Community Affairs Commissioner Edmund T. Hume (right) as a State-appointed member of the Trenton Housing Authority. Present at the ceremonies were Governor William T. Cahill (left) and Fitzgerald's daughter, Mrs. Denise A. Hutton. The six-member Authority administers Trenton's 12 federally funded low-income housing projects. Fitzgerald works in the Office of the Mercer County Prosecutor.

three centers and the colleges operating them are: Bergen Community College, Hackensack, operating the Adult Learning Center, Hackensack; Brookdale College (the community college of Monmouth County), operating the Community Learning Center, Long Branch; and Mercer County Community College, operating the Human Resources Center, Trenton.

Each college will receive an average of \$50,000 annually in State-aid funds, and some schools are supplementing the State money with their own. The legislation creating the centers, The Neighborhood Education Center Act of 1968, limits to eight the number of colleges which can participate in the program.

Coffee explained that the current

program evolved from an analysis made of the so-called "street academy" program, which was terminated last October. The program was stopped after a Departmental study concluded that too much effort was being expended on street work, with too little time for education.

"In creating a new program, we decided to utilize 'outreach' programs already being conducted by many colleges in an effort to assist high school students in their areas," Coffee said. "We are tapping an existing pool of professional experience to provide students with needed counseling, psychological testing, and academic or vocational assistance.

"The centers will establish liaison with local high schools in order to define the role that centers should play in the area of student dropout prevention and assistance. The centers hope to be alerted to potential dropouts and to have the high schools refer them to the center.

The goal of the program is to enable students to acquire a high school diploma. This will enable them to be employed, receive vocational training, or, in some cases, attend college.

Miller, 49, has a B.A. degree in sociology from St. Augustine's College, Raleigh, North Carolina, and attended the Rutgers University Law School. Before joining the Department in January, he was on the staff of the Bureau of Children's Services in the New Jersey Department of Institutions and Agencies for 15 years.

Governor's Conference on Aging Held

More than 1,500 senior citizens from throughout New Jersey attended the Governor's Conference on Aging in Trenton on May 26.

The one-day conference, highlighting Senior Citizens Month, adopted final recommendations to help solve the problems and meet the needs of the State's elderly population. The recommendations will be presented to the White House Conference on Aging, to be held in Washington, D.C., during the week of November 29.

At the conference, Governor William T. Cahill delivered the principal address.

Community Affairs Commissioner Edmund T. Hume and Edward L. Donohue, director of the Department's Division on Aging, also addressed the conference. Following their remarks, conference participants adopted recommendations to improve the living conditions of the elderly in nine categories: spiritual well-being; health; transportation; education; housing; income; nutrition; retirement roles and activities; and employment and retirement.

A complete account of the proceedings of the conference will be included in the July issue.

Six Towns Share Community Development-Model Cities Aid

Community Affairs Commissioner Edmund T. Hume announced last month that six municipalities will receive a total of \$1,115,616 in Community Development and Model Cities grants from the Department.

Hume said the "overwhelming percentage of these grants will go directly towards actual programs for the communities, with only a small portion spent for administrative costs."

The six municipalities and the amount they will receive are: Asbury Park, \$133,301; Long Branch, \$154,424; Newark, \$457,923; Orange, \$156,768; Paterson, \$37,750; and Plainfield, \$175,450.

Harold L. Hodes, director of the State Model Cities-Community Development Program, explained that three of the municipalities — Paterson, Plainfield, and Newark — received their grants under the Model Cities Program, while Asbury Park, Long Branch, and Orange received funds under the Community Development Program.

The Model Cities Program is for municipalities which have received federal designation as Model Cities, while Community Development grants are given to municipalities not selected for participation in that program.

The grants were made from a \$2.5 million appropriation for Model Cities-Community Development in the Department's 1970-71 budget. Hodes explained that the money is to be used to aid municipalities in developing and financing needed social services, economic development, and physical improvement projects in specific blighted neighborhoods.

"These grants emphasize the Department's continued support of the Model Cities planning process," Hodes said. "The programs that these grants will fund were designed with full community participation. The program represents a highly visible example of State assistance to our communities."

The municipalities will use the funds for a variety of local neighborhood improvements:

► **Asbury Park:** election of a Citizen Participation Board to assist in defining local needs; various recreational programs, and neighborhood improvement.

► **Long Branch:** establishment of a system for handling citizens' complaints; a project to improve neighborhood appearance; recreational programs; the hiring of an economic development planner; and creation of a program to employ young residents as paid police aides.

► **Newark:** continuation of a project to provide consumer education and protection to residents of the Model City neighborhood; an information and education center for pregnant women; a program to improve communications between the community and local schools; and expansion of a program to provide counseling and supplemental financial aid to local residents attending college.

► **Orange:** neighborhood improvement; recreational programs; establishment of an information and complaint system; and a citizen participation and community organization program.

► **Paterson:** a program to financially assist Model City

residents in obtaining training beyond high school; a series of concerts for children in grades kindergarten through five and a project to improve communications.

► **Plainfield:** establishment of a multi-service center; improvement of a playground located near public housing projects; a pilot block improvement and maintenance project; and programs for communicable disease education and improved dental care.

In a related development, the Department co-sponsored a special Human Resources Conference in Trenton on May 13-14 to help federal, State and local officials improve intergovernmental efforts to meet the needs of New Jersey's Model Cities. It was held in conjunction with the U.S. Department of Housing and Urban Development (HUD).

Hume said the conference provided participating officials with first-hand information about the problems, needs and plans of New Jersey's urban areas. Each of the participating State agencies discussed their plans and suggested ways to improve the delivery of financial and technical assistance to municipalities.

Small Claims Court Brochure Reprinted to Assist Consumers

The Department has issued a second printing of a consumer's guide to the New Jersey Small Claims Court in response to an "overwhelming public demand."

The publication, entitled, "How to File a Suit in the New Jersey Small Claims Divisions" provides information designed to assist consumers — particularly indigent clients — in recovering small amounts of money owed them. It was first printed and released in December, 1970, but the original supply of 2,000 was depleted within two months.

Community Affairs Commissioner Edmund T. Hume, said, "The Department is pleased to issue additional copies of this booklet in response to an overwhelming public demand because it indicates that New Jersey residents are finding it useful and practical in utilizing the Small Claims Courts to recover small debts.

The 28-page booklet, patterned on a similar publication issued by the New York Consumers' Advisory Council, was written by Carl F. Bianchi, director of the Department's Office of Legal Services, in conjunction with the State Division of Consumer Affairs. It outlines in easy-to-understand language the procedures to be followed by persons wishing to recover small amounts of money for damages to property or for failure to provide necessary services.

Indigent clients may receive copies of the booklet at no cost from the 14 legal services agencies throughout the State. A directory of those offices is included in the booklet.

All others may order copies at a nominal cost of \$1 a copy from the Office of Public Information, New Jersey Department of Community Affairs, P.O. Box 2768, Trenton, New Jersey 08625. Checks or money orders should be made payable to The Treasurer, State of New Jersey.

State to Administer Nation's First Youth Conservation Camps

The Department of Community Affairs has been awarded a \$104,000 contract from the U.S. Department of the Interior to operate the nation's first Youth Conservation Corps Camps this summer.

The contract is the first to be given under the federal Youth Conservation Corps Act signed last August by President Richard M. Nixon. The act established the Corps as a three-year pilot project designed to involve youths from different income, racial and social backgrounds in summer jobs providing ecological training and recreation experiences.

The program will be administered by the Department through Horizons for Youth, a non-profit youth-oriented organization in Kingston (Middlesex County), which has participated in the Department's summer youth employment projects for the past three years.

Under the program, 87 high school students and 32 teachers will spend the summer working in national parks, forests, wildlife refuges or other public lands administered by the U.S. Interior or Agriculture Departments.

Participants will be assigned duties at their site and will receive instruction in modern conservation practices and measures designed to improve and maintain the quality of the environment.

At one of the sites, Sky's Edge in the Delaware Water Gap National Recreation area near Dingman's Ferry, Pa., for example, some 59 participants will perform such chores as painting buildings, helping to develop nature trails, building shelters, and working in vegetative management.

Students will receive about \$150 monthly, while teachers will earn approximately \$1,160 a month.

The students and teachers will be chosen from the student body and the faculty of South Brunswick High School, a non-urban school district, and from those of an urban high

(CONTINUED on page 6)

State Creates Special Authority To Develop Plans for Sports Complex In Hackensack Meadowlands

A special State agency has been created to provide for the construction and operation of a massive sports complex in the Hackensack Meadowlands in an effort to "induce professional athletic teams, particularly major league football and baseball teams, to locate their franchises in the State."

The agency was created in legislation adopted by the State Legislature at the request of Governor William T. Cahill, who signed it into law on May 10. It established a seven-member New Jersey Sports and Exposition Authority in the New Jersey Department of Community Affairs, with the power to finance the construction and operation of a multi-million-dollar sports complex on a site not to exceed 750 acres in the Hackensack Meadowlands.

The proposed site is in Bergen County, about 15 minutes from Times Square.

The complex could include a 40,000-seat thoroughbred race track, one or two stadiums — one for football seating 80,000 and another for baseball seating 50,000 — an indoor exposition center and arena that could be used for basketball and hockey, and additional facilities to "accommodate other events and serve other uses which would provide needed recreation, forums and expositions for the public," according to the law.

Creation of the Authority was seen as "a major step" forward in the effort by the Cahill administration to attract the New York Giants, and other professional football, baseball, basketball and hockey franchises to New Jersey.

"The purpose of this sports complex is to develop an area opposite New York City that may be the most valuable piece of undeveloped real estate in the world," Cahill said in signing the bill, noting that it would serve as "the catalytic agent" for the overall development of the 20,000-acre meadowlands district.

The complex would utilize just three per cent of the meadowlands district, which spreads across 14 municipalities in Hudson and Bergen Counties. About the size of Manhattan and within sight of its famous skyline, the area is being reclaimed and developed by the Hackensack Meadowlands Development Commission, a quasi-independent agency also in the Department of Community Affairs.

Cahill said the establishment of such a major sports complex that could attract one or more major league teams also would "benefit the economy of the State and provide a long sought and desired national identity" for New Jersey.

Under the law, the proposed sports and exposition complex would be financed through the sale of Authority revenue bonds based on the funds to be derived from the operation and ownership of the complex. The bill provided for an initial "start up" or "seed money" appropriation of \$1.5 million in State funds, to be repaid "as soon as practicable out of proceeds of the first bonds issued by the Authority or other available funds."

The Authority consists of three ex-officio members, and four public members appointed by the Governor with the advice and consent of the State Senate. The ex-officio members are the State Treasurer (Joseph M. McCrane), the State Attorney General (George F. Kugler) and a member of the seven-man Hackensack Meadowlands Development Commission.

After signing the legislation into law, Governor Cahill appointed William D. McDowell, a member of the Meadowlands Commission, as that agency's ex-officio member of the Authority, and two of the four public members, who were immediately confirmed by the Senate. They are Charles Serraino, of Hasbrouck Heights, former Commissioner of the State Department of Labor

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Annual Reports Released for Community Affairs and NJHFA

Housing, urban aid, program evaluation, and communications between State government and its municipalities are among the areas in which marked progress has been made by the Department, according to its Third Annual Report, released last month.

Also released in May was the 1970 Annual Report of the New Jersey Housing Finance Agency (NJHFA), a quasi-independent agency within the Department.

The 32-page Department report,

Youth Week Marked by Varied Activities

Several State agencies and many private organizations conducted special activities during New Jersey's "Week for Children and Youth" from May 10-14.

The week was designated by Governor William T. Cahill in an Executive Order which requested public and private agencies to set aside the week for activities "focusing on the problems, concerns, and accomplishments of our children and youth." In the same order, the Governor created a 30-member Governor's State Committee on Children and Youth.

The Department's Division of Youth coordinated activities during the special week of observance, including:

- Open houses in most State institutions and agencies which serve youth;

- Release of seven position papers on the major health problems of New Jersey's children, written to acknowledge the week by members of the New Jersey Chapter, American Academy of Pediatrics;

- A Teen Arts Festival Week, proclaimed by Governor Cahill, and sponsored by several state agencies including the New Jersey State Council on the Arts;

- A ribbon-cutting ceremony which opened a permanent dental examination office for children in Saddle Brook; and

- Local proclamations by municipalities which set aside a day or the

which covers fiscal year 1970, reviews the operation of the entire Department, NJHFA, and the Department's other quasi-independent agency, the Hackensack Meadowlands Development Commission. In addition to providing statistical information about programs, the report explains the functions and duties of each major division in the Department.

"Our initial thrust during fiscal 1970 has been in keeping with Governor Cahill's call to combat New Jersey's housing crisis," noted Community Affairs Commissioner Ed-

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Hume also cited the Department's revision of the urban aid formula and, in anticipation of federal revenue sharing plans, the development of acceptable methods of implementing and distributing these federal funds.

He added that the Department made noteworthy progress during fiscal 1970 in establishing "positive communications links between the Town Halls of New Jersey and State Government."

The NJHFA report, which covers calendar year 1970, noted that the Agency was financing or had made commitments to finance a total of 5,337 apartments for moderate- and low-income families as of Dec. 31.

In a letter of transmittal to the Governor and the Legislature, NJHFA Executive Director John P. Renna Jr. said the Agency has sold \$86,182,000 in bond anticipation notes to finance the construction of moderate- and low-income housing from 1967 through last Dec. 31. Renna also noted that the agency had sold its first long-term (permanent financing) bonds during 1970.

Also in the area of housing, the Department has updated and reprinted the brochure, "New Jersey Laws Affecting Housing Sponsors, With Digest." The updated booklet contains a digest and text of 11 laws relevant to prospective sponsors of low- and moderate-income housing in New Jersey.

These laws include the Condominium Act of 1969 and the Retirement Community Full Disclosure Act of 1969, which were not contained in the original booklet. The revised version also contains all amendments to the original legislation.

Copies of the Department report and the housing brochure are available free of charge from the Office of Public Information, New Jersey Department of Community Affairs, P.O. Box 2768, Trenton, N.J. 08625. The NJHFA report is available, also without charge, from the New Jersey Housing Finance Agency, 101 Oakland St., Trenton, N.J. 08618.

HOUSING from page 1

The Paulus Hook development in Jersey City will consist of 308 units of housing in a 23-story development.

The \$8,450,000 mortgage loan for this development represents 100 per cent of project costs.

The development will consist of 66 efficiency units, renting for \$191 monthly, 132 one-bedroom units, renting for \$255 monthly, and 109 two-bedroom units, renting for \$327 and \$363 (with a balcony) monthly.

Riverview Apartments in Camden, a development for senior citizens, received a \$4,477,231 mortgage loan, representing 90 per cent of total project costs. The remaining 10 per cent is being provided by the limited-dividend sponsor, Camden City Centre Corp, a joint venture of Boise Cascade Urban Development Corp., Campbell Soup Co., RCA Corp.,

and Leon N. Weiner and Associates, Inc.

The 224 units of housing will be contained in a 14-story high-rise building. Seventy efficiency apartments will rent for \$147 monthly, and 154 one-bedroom units will rent for \$205 monthly.

The Asbury Park development, Asbury Towers, will consist of 350 housing units for the elderly in a 27-story high-rise building on Ocean Avenue.

The \$9,285,000 mortgage loan will cover 100 per cent of all project costs. The non-profit sponsor is The Presbyterian Home of Asbury Park, formed by the Presbyterian Homes of the Synod of New Jersey, Inc., Princeton, N.J.

The development consists of 100 efficiency units renting for \$182 monthly, and 250 one-bedroom units, renting for \$252 monthly.

YOUTH from page 4

In addition to the participants going to Sky's Edge, 25 will be sent to Cypress Gardens, Fla., 22 will work in Moose Horn, Maine, and the remaining 13 will go to LaMar Hatchery, Pa.

"In addition to the ecological aspect of this program," said Community Affairs Commissioner Edmund T. Hume, "our primary goals are to help young adults experience personal growth and use this summer experience as a vehicle for changing the schools and communities which they attend."

HEINRICH from page 1

by the New Jersey Society of Architects, which also awarded the firm a similar honor for residential design.

In addition, Heinrich was a co-founder and president of the Raritan Valley Community Development Foundation, a non-profit agency, which has submitted a comprehensive plan for developing a 10-acre urban renewal tract in New Brunswick.

Heinrich also has served since 1967 as a lecturer in architecture and urban design in the College of Agriculture and Environmental Science of Rutgers, the State University.

From 1960-64, Heinrich served as a staff architect with Stonorov and Haws, a Philadelphia architectural and planning firm.

In June, 1959, Heinrich received a B. Arch. degree from Ohio State University. Heinrich is a member of the New Jersey Society of Architects.

SPORTS from page 4

and Industry, who will serve as temporary Authority chairman, and Adrian M. Foley, Jr., of Essex Fells, a former president of the New Jersey Bar Association.

Cahill acted swiftly in naming two of the four public members so that the Authority would have a quorum and could begin its business without delay. The new agency held its first meeting on the same day.

Shortly after, the Governor revealed that the State was initiating a suit in Superior Court to test the constitutionality of the new agency so that it could secure a sound market at the lowest possible interest rates for the sale of revenue bonds. The action was considered as "standard legal procedure" designed to safeguard the public's interest.

Authority members serve without compensation, but may hire a paid executive director and staff to operate everyday activities.

The law authorizes the Authority to compensate the Meadowlands Commission and any municipalities or counties in the district for "any loss of tax revenues" stemming from land acquired by the Authority.

JUNE, 1971

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