

COMMUNITY

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Gov. Hughes Signs Meadowlands Act at State House Ceremony



ON THE BOOKS—Governor Hughes signs Senate Bill 477, the Hackensack Meadowland Reclamation and Development Act, into law as Commissioner Ylvisaker looks on. Story in next column.

Governor Hughes signed the Hackensack Meadowland Reclamation and Development Act into law January 13 at a State House ceremony witnessed by more than 100 invited guests.

"After more than 300 years of effort, this State has taken the first step in the redevelopment program that visionaries of the 21st century may well recognize as the prototype of the modern American city of the future," he said.

The Governor personally thanked the legislators, planners, civic leaders, and "many dedicated state and local officials" who were present and whose efforts on behalf of the bill led to its enactment.

"This kind of determined and constructive cooperation among all levels of government, and the private sector as well, is a victory for all the people of this State," he said.

With him at the signing were Community Affairs Commissioner Paul N. Ylvisaker and State Senators Fairleigh S. Dickinson, Jr., of Bergen County and Frank J. Guarini, Jr., of Hudson County, principal sponsors of the bill.

Governor Urges Urban Bank, Land Use Act

A New Jersey State Economic Development Bank, a new State Land Use Act, and a state aid fund to reimburse municipalities granting tax exemptions for improving substandard housing are among the measures Governor Hughes will recommend to the Legislature this year.

The Governor outlined these Community Affairs programs in his Seventh Annual Message to the Legislature on January 14. He also warned that "the rising costs of county and local governments, and the growing burdens that they are being called upon to bear, simply cannot be accommodated without a significant increment in state aid."

He said the proposed Economic Development Bank would provide long-term loans and guarantees to

minority group businessmen, would offer them technical assistance, and would create and support local development corporations in inner-city areas. The bank, to be directed by top-ranking business leaders, would receive an initial state appropriation. Its loans would serve to attract further capital into urban development from conventional sources.

"Today in New Jersey, as across the nation, our white citizens are twenty times more likely to manage or own a business than our black or Spanish-speaking citizens," the Governor said. "There must be greater participation in business activity by these citizens, based on a drive for self-help, if the revitalization of our cities, and especially the most severely

The law creates a seven-member Hackensack Meadowlands Development Commission with extensive planning, financing and development powers in the 18,000-acre Meadowlands district, which spreads over 14 municipalities in Bergen and Hudson Counties. It also creates a companion committee consisting of the 14 mayors. The Commissioner of Community Affairs is one of the development commission members; the others are to be appointed by the Governor and must be residents of the two counties.

Governor Hughes said he would name the remaining six commission members "in the near future, so that the Commission can get on with the job forthwith." The appointments are subject to confirmation by the State Senate.

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Department Asks \$24 Million Budget, 85% for State Aid

The Department of Community Affairs has submitted a budget request of just over \$24 million for fiscal year 1970, beginning July 1.

Of the requested \$24,042,647 total, the Department would return \$20,484,000—more than 85 per cent—to New Jersey communities in the form of assistance grants and loans. The remaining 15 per cent of the proposed budget, \$3,588,647, would be used to finance the operation of the Department.

About two-thirds of the state aid request, \$13,569,000, is for programs in housing and neighborhood development. Another \$5,490,000 is being asked to finance economic opportunity programs, and \$1,425,000 for measures aimed at strengthening local government in New Jersey.

The state aid request is slightly below the \$20,925,000 which was asked last year. All but \$825,000 is for continuation or expansion of existing programs. Last year, the

Legislature appropriated \$10,830,000 to the Department for state aid.

The Governor's recommendations for the Department will be transmitted in his annual Budget Message in mid-February. The Legislature will act on the budget late this spring.

Commissioner Paul N. Ylvisaker, in a message accompanying the request, said that the amount "represents an acceleration of the effort to provide the physical facilities and human services needed to improve the living environment of New Jersey's communities. The needs stemming from the process of urbanization are enormous."

The biggest single increases are asked for the State Model Cities program, from \$610,000 in the current fiscal year to \$3 million; and for the State Urban Renewal Assistance program, from \$1.5 million to \$4,484,000. These two programs account for more than half of the requested increase.

The State Model Cities program has given money and technical assistance to 13 New Jersey communities

to help them develop proposals for the comprehensive new federal Model Cities program. Nine of these proposals have been approved—more than in any other state except California. New Jersey cities have already received more than \$14 million in federal funds as part of their Model Cities programs, and are expected to realize at least \$280 million under this program over the next five years.

Under the Urban Renewal Assistance program, 13 communities have thus far received loans or grants to help them plan renewal programs and to defray their local share costs. The budget request would provide funds to assist 20 additional cities, and would also enable 18 communities to utilize the new federal Neighborhood Development program which is a quicker alternative to urban renewal. A major objective of the state program is to shorten the time required for completion of renewal projects.

Among the proposed new programs is one that would assist local governments in reducing costs through improved debt management, electronic data processing, and joint provision of services. For this cost-savings program, \$400,000 is requested.

Another new request is for \$350,000 to expand the Department's Municipal Interchange program, now funded as a pilot project through a federal grant, and to provide financial aid to municipalities for the hiring of new professional staff. Another is for \$75,000 to help communities hit by sudden changes in development trends to adjust their plans and land use policies.

Two programs initiated last summer by special legislative appropriations resulting from the Governor's Moral Recommitment Message are being included in the regular budget request. One, for youth employment, would provide regular and summer jobs for 8,000 ghetto youngsters. The other, for neighborhood education centers or "street academies," would help an estimated 3,000 high school dropouts finish their education.

Lindsay to Address Planning Conference

Mayor John V. Lindsay of New York City will be the principal speaker at the 12th annual State Planning Conference February 4 at the Hotel Berkeley-Carteret in Asbury Park.

More than 500 local and county planning officials in New Jersey are expected to attend the day-long conference, sponsored jointly by the Department's Division of State and Regional Planning and the New Jersey Federation of Planning Officials. The theme will be "State Planning for the 70's."

Governor Richard J. Hughes will give the luncheon address. Community Affairs Commissioner Paul N. Ylvisaker will chair the morning session. There will be three concurrent panel sessions in the afternoon on issues of planning in New Jersey in the next decade.

Philip V. Maher, executive director of the Institute on State Programming for the 70's, based in Chapel

Hill, N.C., will present a paper on capital budgeting. Jules Marron, first vice-president of the New Jersey Federation of Planning Officials, will moderate that panel session.

Donald H. Stansfield, chief of the Bureau of Statewide Planning, will discuss New Jersey's Horizon Plan at a second panel. The Horizon Plan, based on New Jersey's needs when its population reaches a level of 10 million, sets the framework for comprehensive statewide planning in New Jersey.

"Should Land Use Laws Be Changed?" is the subject of a third panel, to be moderated by Harry Maslow, treasurer of the planning federation.

The conference will conclude with a round table discussion of zoning and subdivision regulations, led by William M. Cox, associate counsel to the planning federation.

Clementon Receives Grant for Renewal

The Department of Community Affairs last month awarded a \$55,000 grant to the Borough of Clementon in Camden County for an urban renewal project in its central business district.

The grant, made from the Department's \$1.5 million Urban Renewal Assistance Fund, will pay about 25 per cent of Clementon's \$223,749 local costs of the project. The federal Renewal Assistance Administration has agreed to pay \$718,524 toward the project cost.

In announcing the grant, Schuyler Jackson, director of the Department's Division of Housing and Urban Renewal, said the project would have a large impact on the local economy. "The area badly needs renewal," he said. "Clementon's commercial rejuvenation will parallel an expected population and commercial growth in the entire surrounding area."

He noted that Clementon is close to the terminus of a rapid transit line to Philadelphia, and that many garden apartments had been built there recently.

Jackson said that Clementon has agreed to participate in the Department's Cooperative Housing Inspection program as a condition of receiving the urban renewal grant. Since rapid development of garden apartments is occurring there, he said, improved inspection practices will ensure that quality standards are observed in constructing and maintaining the community's housing.

The urban renewal area is a triangular-shaped 8.9-acre tract bounded by a main business street and a lake. It consists largely of vacant land and vacant stores. The area will be totally cleared and redeveloped for commercial use, and the lake-front area will be developed for recreation. A relocation plan for the nine families and 18 businesses on the site has been approved by the Department's Bureau of Relocation.

The borough is planning another urban renewal project for land adjacent to the business district project.



NEARING COMPLETION—This view shows the progress of construction on University Court, the New Jersey Housing Finance Agency's first project, a 270-unit cooperative garden apartment development in Newark's Central Ward. It is expected to be ready for occupancy soon. Prudential Insurance Co. of America provided construction financing, the first use of the insurance industry's \$1 billion urban investment pool. The tall buildings in the background are public housing.

Applications Are Open Now for Summer Interns in Community Service Program

The Department of Community Affairs is now accepting applications from undergraduate and graduate students for next summer's Interns in Community Service program.

The application deadline is April 5.

The program employs qualified college and graduate students in full-time summer jobs in municipal, county and state governments, in anti-poverty and Model Cities programs and in some public-oriented private agencies. This year's program, the third since it was formed in the summer of 1967, will run 10 weeks from June 23 through August 29.

It seeks to involve students in challenging public jobs in an attempt to attract them, eventually, to government careers. They are placed in jobs of all kinds, ranging from administrative aides to mayors, to research assistants in state agencies, to community workers.

Students regularly enrolled as undergraduates or graduates at accredited colleges or universities are eligible to apply. About 150 interns took part in the program last summer.

In general, applicants must demon-

strate a balance of high academic achievement and evidence of interest or involvement in community or public affairs. There are no age, sex or marital status restrictions.

Salaries range from \$2.00 an hour for college freshmen to \$3.25 an hour for graduate students.

"I would urge any college students who are interested in government or who are specifically pursuing an area of studies related to other phases of community affairs to apply," said John W. Gleeson, director of the Office of Community Services, which administers the program. "We are looking for promising students of every academic major or field who want to spend their summer in exciting and constructive jobs relevant to their career interests."

Applications may be obtained directly by writing to: Interns in Community Service, New Jersey Department of Community Affairs, P.O. Box 2768, Trenton, New Jersey 08625. Copies also are available at many college placement offices.

Applications postmarked by Saturday, April 5, will receive full consideration. Applications received after that date will be considered only for the waiting list.

Study Urges New Lebanon Township Hall

Lebanon Township, a Hunterdon County community of 3,500, needs a municipal building, according to an administrative survey prepared at the township's request with help from the Department of Community Affairs.

The survey was prepared by Peter Braun, Sparta Township (Sussex County) manager, under the Department's Municipal Personnel Interchange program. The program enables local officials to serve as consultants to other communities, and reimburses the lending communities for the time the officials spend in consulting work.

"The key to increased efficiency,

New Apartments Costlier but Bigger

Tenants of newly built apartments in New Jersey paid an average of \$12 a month more rent in 1967 than during the previous year, but got more space, according to a Department of Community Affairs publication.

"New Multi-Family Dwellings in New Jersey—1967", issued by the Department's Bureau of Housing, noted that the average monthly rental for a new apartment was \$152.29, compared with \$140 the year before. But in 1967 most new apartments had four rooms, whereas the previous year most had three and a half.

The report lists all new apartment construction during the year in the State, exclusive of public housing, cooperative housing and motels. In all, 11,638 units were built, slightly more than the 11,309 built during 1966. New apartments were built in 121 municipalities and in all of the State's 21 counties.

Of the total, 3,030 had four rooms and 2,923 had 3-1/2. Only 1,588 had five or more rooms. Rentals ranged from over \$200 per month in Bergen and Cape May Counties to \$100 per month in Salem County's one eight-unit development.

The publication is available free of charge from the Bureau of Housing, New Jersey Department of Community Affairs, P.O. Box 2768, Trenton, N.J. 08625.

improved communications and maintenance of additional records is the construction of a municipal building which can serve as a hub for all township activities," Braun's report said.

According to the report, there is no present need for Lebanon to employ full-time administrative personnel. However, Lebanon will soon need a township clerk, it said, and should establish a police department independently or jointly with surrounding communities. A part-time constable is the community's present law enforcement officer.

Braun notes that Lebanon has an "opportunity to plan, shape and control its development which is not afforded to many communities," since more than 70 per cent of its 32 square miles of land is available for future development.

The study cost \$490, all of which was paid by the Department. It is the 11th to be completed thus far under the interchange program, which was cited last year by the federal Department of Housing and Urban Development.

Ylvisaker to Serve On Poverty Board

Community Affairs Commissioner Paul N. Ylvisaker has been named to the board of directors of a new Washington-based antipoverty technical assistance organization, the Center for Community Change.

The Center is an amalgamation of three national private antipoverty groups, the Citizens Crusade Against Poverty, the Citizens Advocate Center, and the Social Development Corporation. It has received a \$3.5 million Ford Foundation grant.

It will help community groups develop programs to meet local needs, and will aid in drawing proposals for funds. It will also work toward focusing national attention on issues related to poverty.

Its president is Jack T. Conway, former executive director of the Industrial Union Department of AFL-CIO.



JOHN N. KOLESAR

Kolesar to Direct Staff Operations

John N. Kolesar, chief of the Department's Office of Public Information, has been appointed Assistant Commissioner in charge of operations by Commissioner Paul N. Ylvisaker, effective January 6.

He succeeds Joel H. Sterns, who was sworn in as counsel to Governor Richard J. Hughes early this month.

Kolesar, 42, holds the second highest post in the 400 member department. His responsibilities include administration of all staff assignments, programs and grants.

He came to the Department in August, 1967 from the Evening Times of Trenton, where he was a special assignment writer on government and social problems. From 1957 to 1966, he was chief of the Associated Press Trenton bureau. He was a reporter in the AP's Newark and Trenton bureaus from 1951 to 1957.

In 1966 he won a \$1,000 national science writing award from the American Academy for the Advancement of Science.

A native of Newark, Kolesar attended public and parochial schools in Newark, Irvington and Nutley. He earned a B. Litt. degree from the School of Journalism of Rutgers, the State University in 1951.

He is married and has five children.

Nicholas R. Scalera, 27, who had served as assistant chief of the Public Information Office, has been named acting chief of the office.

Community Services Box Score

March 1, 1967 — December 31, 1968

Communities Served:	101
Counties Served:	14
Federal Grants Received with OCS Assistance:	33 grants totaling \$33,477,517 for 30 communities and the State
Federal Grants Pending:	23 grants totaling \$22,479,667 for 18 municipalities and five counties
Municipalities Aided through Interchange Program:	11—Orange, Marlboro, Passaic, Englewood, Point Pleasant Beach (2), Manalapan, Lebanon, Bound Brook, Westwood, Moorestown
Administrative Surveys Completed:	29
Interns in Community Service: (2 summer programs and 1 academic year program)	268—102 in local government, 11 in counties, 58 in antipoverty agencies, 97 in state government and other public agencies
State Model Cities Grants:	\$761,130 granted to 13 communities
Training Courses for Municipal Officials:	84 courses given in 21 subjects by four universities and other agencies, funded by \$778,350 in state and federal contributions.

Trenton, Paterson Housing Approved

The New Jersey Housing Finance Agency has authorized mortgage loan commitments totaling \$5.6 million for construction of 272 units of housing for moderate- and low-income families in Trenton and Paterson.

At its December meeting, HFA authorized commitments of \$4.5 million to Mercer Council #4, New Jersey Civil Service Association Housing Corporation, Inc., of Trenton, and \$1.1 million to Paterson UNITED (United Neighborhood for Industrial Training and Economic Development), a local community improvement group. Both are nonprofit groups, qualifying for 100 percent HFA mortgage financing.

The Trenton development, River-view Towers, will be located at 600-620 West State Street, Trenton, within view of the Delaware River. It will be a single 17 story structure containing 196 efficiency, one- and two-bedroom apartments, professional offices, and parking.

Rents are expected to range from about \$115 monthly for an efficiency to about \$170 monthly for a two-bedroom unit. Groundbreaking is planned for March, 1969.

Paterson UNITED will rehabilitate 76 apartment units located at 143-161 Fulton Street and 146-156 Harrison Street, Paterson. The units will range from one to four bedrooms, with monthly rents ranging from about \$100 to \$184. Work is expected to begin shortly on rehabilitation of the wood frame, brick veneer buildings.

HFA has thus far provided mortgage financing or mortgage loan commitments for 10 moderate-income housing developments in the state, including Riverview Towers and the Paterson project. One rehabilitation project in Newark is partially completed and occupied, and a Newark cooperative housing project is nearing completion. Rents can be reduced on some units with the help of state and federal aid programs to permit occupancy by low-income families.

Paterson Gets \$30,000 for Model Cities

The city of Paterson has received a \$30,000 grant from the Community Affairs Department for its Model Cities program.

John R. Bell, director of the city's program, said that uses for the funds would be worked out in cooperation with a panel of citizens to be formed to represent the Model Cities target neighborhood.

Mayor Lawrence F. Kramer predicted that the grant would get the city's program off to a quick start. "It means that we can start doing some projects as we develop our long-range plan," he said.

The Department granted Paterson \$8,000 earlier this year to hire the Model Cities director who prepared an application to the federal Department of Housing and Urban Development (HUD), which administers the program nationally. Paterson's application was approved by HUD in October, and the city was allocated \$138,000 in federal funds to develop a long-range plan to attack

a variety of social and physical ills in the target neighborhood.

Paterson has received two other Model Cities grants totaling \$47,000, the bulk of it for a vocational rehabilitation program.

Paterson's target neighborhood is a 97-acre tract north and west of the central business district. It contains 18,802 people, 13.1 per cent of the city's population. The neighborhood has seven times the population density of the rest of the city, 33 per cent more unemployment, and more than triple the tuberculosis rate.

In the neighborhood, 38 per cent of the housing units are deteriorated, 29 per cent of the families earn less than \$3,000 a year, and 41 per cent of the residents 25 and older have less than an eighth grade education.

To date, the Department has awarded \$761,130 in Model Cities grants to 13 New Jersey communities. Nine of the communities have been approved for the federal program.

DCA Officials Join Lawmakers in Forum

Several top administrators of the Department of Community Affairs participated in a pilot conference last month which brought together state legislators and government experts to analyze and discuss model legislative proposals and their implementation.

The day-long conference, held December 18 on the New Brunswick campus of Rutgers, the State University, was co-sponsored by the Advisory Commission on Intergovernmental Relations (ACIR), Rutgers, and the Legislative Information and Research Service of the New Jersey Legislature.

ACIR is a Washington-based organization composed of representatives of federal, state and local governments. In addition to its comprehensive studies of public policy questions, it issues annually a program of recommended model state legislation. The Rutgers conference was the first time ACIR had held a forum on its proposals with legislative leaders of a state.

Elton K. McQuery, ACIR's assistant director for program implementation, said that the conference was intended to bring out the views of the legislators, rather than to seek specific commitments to the proposals. He said that if the legislators considered the pilot conference worthwhile, ACIR would schedule similar ones in other states.

Representing the Department were

B. Budd Chavooshian, Assistant Commissioner for intergovernmental liaison; Sidney L. Willis, director of the Division of State and Regional Planning, and James A. Alloway, director of the Division of Local Finance.

The proposals discussed were for state loans to industry to promote urban growth, property tax relief for low-income families, and strengthening of state and regional planning through various means including establishment of a joint legislative committee on state planning.

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depressed areas within them, is to occur."

He told the Legislature that the proposed Land Use Act, drafted by the Department with wide consultation with local officials and private groups, "merits your most serious consideration." He said that present land use laws impede a free housing market and cause unnecessary urban spread, and "are sorely in need of revision."

Governor Hughes noted that improvement of substandard housing is a major objective of state housing policy, and said he would propose legislation granting a five-year exemption from property taxes for improvements to bring rundown dwellings up to standard. However, he said, this exemption and others now in effect "penalize municipalities that are

actively seeking to improve their housing situation" by depriving them of tax revenue.

To protect the financial position of such municipalities, he said, he will ask the Legislature to provide state funds to make up the difference between "such in lieu of tax payments as are presently authorized by law and what would be the normal tax yield of residential property of the same kind."

The Governor also said he would propose:

▶ A Home-Ownership and Mortgage Guaranty Act to create a state fund to increase the resources available to low-income persons who seek to own their own home.

▶ Legislation to encourage low-income tenants to join together in cooperatives and to buy and repair substandard housing.

▶ Legislation clarifying the rights of tenants in public housing.

▶ Reconstitution of the State Mobile Homes Commission to review laws governing prefabricated housing and mobile homes and to study the needs of persons who live in them.

▶ A program of state assistance to municipalities and school districts to enable them to deal more effectively with youth problems through youth guidance commissions.

▶ Extension of two regional planning agencies, the Tri-State Transportation Commission and the Delaware Valley Regional Planning Commission.

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