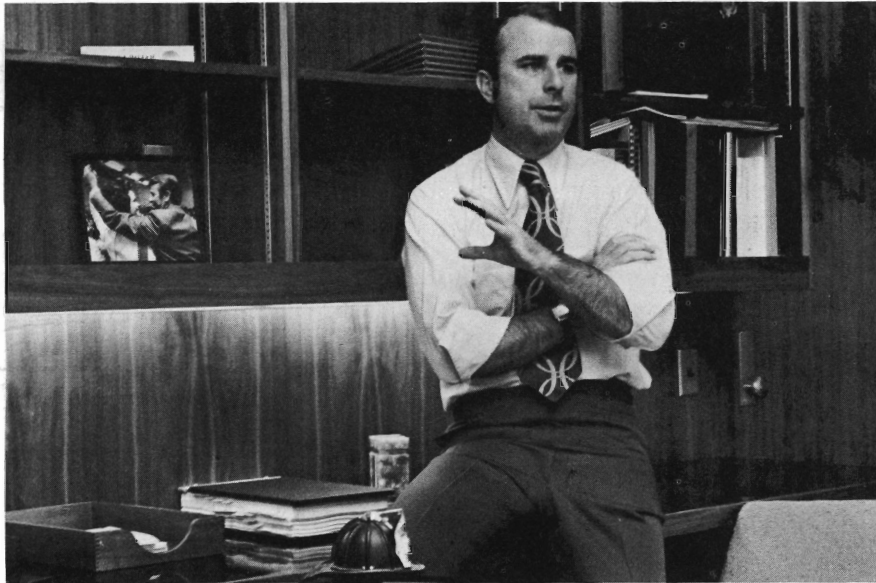


COMMUNITY

A Publication of the New Jersey Department of Community Affairs



Lawrence F. Kramer

Kramer Takes Office As 3rd Commissioner Of Community Affairs

Lawrence F. Kramer, mayor of Paterson for the past five years, takes office this month as Commissioner of Community Affairs.

He becomes the third commissioner to head the cabinet-level Department since it began operations March 1, 1967.

Governor William T. Cahill named Kramer to succeed Edmund T. Hume, who resigned effective October 15 to accept the presidency of a New York-based industry association. Hume had directed the Department since January 23, 1970, when he succeeded Paul N. Ylvisaker, who had organized the agency as its first commissioner.

Kramer, 38, has been serving as acting commissioner since October 15, awaiting confirmation of his appointment by the State Senate, which was not in session when the Governor announced his selection on September 30. The Senate is scheduled to reconvene sometime this month, clearing the way for confirmation and swearing-in ceremonies before the end of November.

Kramer has served as mayor of Paterson, the State's third largest municipality, since 1966, when he was first elected at the age of 33 as the leader of a reform movement. In 1969, he was re-elected to a second three-year term and had completed nearly 22 months of that term at the time of his State appointment.

He resigned his municipal post shortly before taking the Community Affairs job.

In announcing his selection of Kramer, Governor Cahill said the new Commissioner "has demonstrated, as a young mayor, enthusiasm and dynamic activity in helping to bring about the rebirth of Paterson." The Governor added that "the mayor has proven his abilities to work with all segments of the population during his tenure in Paterson" and said he was sure that this would be an asset in his new role.

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Department Must Go from Study to Action In Meeting The Needs of All Towns: Kramer

In a statement issued upon taking office, Acting Commissioner Lawrence F. Kramer said he would work to continue the progress which the Department has made since its founding in 1967 and expressed the hope that the agency would "meet new and greater challenges in fulfilling the promise for which it was created."

"I want to emphasize from the beginning my commitment to respond to the needs of *all* of our communities—both large and small, urban, suburban and rural," Kramer explained. "As Mayor of New Jersey's third largest city, I gained a first-hand awareness of the critical nature of urban society's problems and the shrinking resources available to surmount them. And although these problems demand our priority attention, we must also recognize and meet the particular needs of smaller communities as well."

Kramer said, "The Department of Community Affairs has evolved through the difficult early stages of development as a totally new kind of State service agency. It has developed a wide range of vitally needed assistance programs in response to the special

needs of local governments and community groups. In the future, I hope to move the Department to accept new and greater challenges in fulfilling the promise for which it was created."

"I think we must move from the study stage to the action stage in providing whatever assistance necessary to promote and ensure the economic, fiscal and social health of all of our localities. I approach the task with a sense of reality about the scope and urgency of our mandate and with a firm commitment to fulfill it."

Kramer also praised former Commissioner Edmund T. Hume.

"I have had the opportunity of working with the Department of Community Affairs from the other side as well—as Mayor of Paterson—and I want to publicly acknowledge the positive assistance which the Department of Community Affairs provided to Paterson and many other communities under Commissioner Hume's leadership.

"I am sure I speak for all of the employees of the Community Affairs Department in extending to Commissioner Hume our best wishes for success and happiness."

Largest Loan Ever Made

Funds Awarded for First State-Financed Modular Housing Units

The State has approved a \$17.2 million mortgage loan to finance construction of the first major modular public housing development in the northeast section of the country.

The development, to be located near Journal Square in Jersey City, is part of the federal program "Operation Breakthrough" in which entire rooms and dwelling units are built in factories, transported to the construction site and installed on the foundation.

Governor William T. Cahill announced approval of the loan on September 24, at which time he inspected the project site.

He said, "This signals another advance in 20th century housing. Science and technology have joined with government to break through traditional housing concepts in an effort to solve the housing crisis of our State and nation."

The mortgage loan is being provided by the New Jersey Housing Finance Agency (NJHFA), a quasi-independent agency of the Community Affairs Department, and represents the largest single loan made by the agency since its creation four years ago.

On October 7, the agency sold \$17,215,000 in 14-month bond anticipation notes to finance the construction of the 531 modular units. The bonds were sold at a net interest rate of 3.288 per cent to Ehrlich-Bober & Co., Inc., of New York, acting as agent for the National Bank of North America.

Cahill said, "The project we are approving today contains many significant features that could change our outlook on factory built housing."

The major features of the development in Jersey City are:

►The use of three different systems of modular housing. They include an 18-story high rise, a 15-story high rise, two midrise units of six stories, and three-story townhouses ranging in size from efficiency apartments to four-bedroom apartments.

►A self-contained power plant generating 3,000 kilowatts of energy an hour to supply the heating, electricity and air conditioning for the estimated 1,300 tenants that will occupy the units.

►A pneumatic garbage disposal system operating on suction and vacuum.

Governor Cahill said the local government in Jersey City permitted the construction of the modular units by amending its local building code to allow the area to be a major demonstration site for "Breakthrough."

The Governor noted a major purpose of this modular development is to demonstrate the feasibility of factory built units to help solve the housing shortage.

The Governor reported that New Jersey is currently in need of 100,000 housing units a year.

He said that modular unit construction such as in this development could save eight months to a year in construction time. Producers

estimate that the first modular units development could be completed in 13 months.

The development is to be built at Newark Avenue between Hudson Boulevard and Summit Avenue on 6.5 acres of cleared urban renewal land made available by the Jersey City Redevelopment Authority.

The development will also contain a modern kindergarten through third grade school for up to 250 pupils, a "Day Care 100" center funded by the Department of Community Affairs, and commercial space.

A tax abatement program has been approved by Jersey City.

Elderly Housing Also Approved

Also in September, the housing agency approved a mortgage loan of \$3.7 million to finance construction of a 143-unit senior citizens housing development in Paterson.

John P. Renna, executive director of the agency, said the mortgage will go to the Jewish Community Housing Corporation, the non-profit organization sponsoring the development.

Renna said the agency in the past six months has approved \$25.6 million in mortgage loans to finance construction of 1,129 senior citizens units throughout the State.

The mortgage will finance construction of a 10-story high-rise apartment building, containing 57 efficiency apartment units and 86 one-bedroom units.

It is planned to have federal rent subsidies and federal interest reductions for the development.

Renna noted that because of the federal subsidies, the senior citizens who qualify will be paying \$79 to \$135 less a month in rents.

The current market rent for an efficiency in the Paterson area is \$199 a month, and for a one-bedroom apartment, \$278 a month. With federal subsidies, qualifying tenants will pay \$120 a month for an efficiency apartment and \$150 a month for an one-bedroom unit.

The Jewish Community Housing Corporation was created to provide rental housing and related facilities to meet the economic, physical and psychological needs of senior citizens.



At left is an example of modular construction, a method which will be used for a State-financed public housing development in Jersey City. This technique provides for the installation of factory-built living units on the construction site.



Lifting (above) and stepping (right) exercises to develop coordination are demonstrated by students from the Monmouth County Unit of the New Jersey Association for Retarded Children. The youngsters took part in a special conference, co-sponsored by the Department, to examine physical education for mentally retarded children.

Photo Courtesy of Long Branch Daily Record

Mentally Retarded Youth Present Skills to Show Value Of Physical Recreation

The youngsters, under the watchful eyes of their instructors, stepped carefully in and then out of the two rows of black tires lying flat on the gymnasium floor.

A simple test of coordination. But for these youngsters, this movement required an enormous amount of effort, and its successful completion brought a sense of accomplishment.

The children were among a group of 18 mentally retarded students at the Monmouth County Unit of the New Jersey Association for Retarded Children. They had come to Monmouth College in West Long Branch to participate in a special day-long Governor's conference, held on October 13.

The conference was sponsored jointly by 12 private and governmental agencies, including the State Departments of Community Affairs and Education, the New Jersey Special Olympics Committee for 1972 and the E.R. Johnstone Training and Research Center.

Attended by more than 500 teachers, administrators and representatives of child service agencies, the conference focused on the value of providing year-round physical education and recreation programs for mentally retarded children.

It also dealt with plans for the New Jersey Special Olympics, a series of local, regional and State level competitive athletic events for mentally retarded children scheduled for the spring of 1972. Its goal is to stimulate the development of more physical training and recreational opportunities for such children.

The Monmouth County youngsters demonstrated various kinds of physical exercises that can help the child with learning disabilities develop coordination and balance and a feeling of confidence.

They walked across a balance beam, caught and threw volleyballs, hit a whippie ball hanging from a string, stepped up and down stairs, hit targets on the wall and crawled on mats—all activities involving varying degrees of coordination.

These activities were used to illustrate a lecture by one of the conference speakers, Dr. Thomas M. Vodola, chairman of the Youth Fitness Committee of the Department's Youth Commission.

"These exercises demonstrate the kinds of activities that can be designed to accommodate the specific strengths and weaknesses of the individual child," he explained.

Reversing An "I Can't Do This" Attitude



He noted that setting up a personalized physical education program requires testing the child's skills, assessing his performance, and developing a profile of strengths and weaknesses. Then, based on this information, a program of physical activities can be prescribed.

"An individualized program gives a child an opportunity to master skills in an area where he is weak," Vodola added. "Repeated success in such an area helps the child develop a positive self-image and reverse an 'I can't do this' approach to life."

Vodola, who is director of Health and Physical Education at Ocean Township High School in Oakhurst, noted that "many parents with children in such a program have indicated that their child has developed confidence that has permeated many other spheres of activity, especially academic performance."

Earlier in the conference, State Senator Alfred N. Beadleston of Monmouth County told the group, "Every child with a physical or mental handicap who attends school is entitled to physical education. But many times these children just stand around the school yard and watch others."

He emphasized that, "the school that does not provide physical education for every child in that school is in violation of the law."

Under State law, every New Jersey school must provide physical education programs for all its students.

The merits of the Special Olympics were discussed by Dr. Frank Hayden, director of the Special Olympics, Inc. of the Joseph P. Kennedy, Jr. Foundation. Hayden said the olympics would "provide a positive image for these children."

"It breaks the failure syndrome," he added. "In the olympics, they're not retarded—they're athletes."

He told the group, "Retarded children need to play, not because they're retarded, but because they're children and need an outlet."

In addition, they benefit from social interaction, he continued, stating: "Sometimes a child who is way out ahead in a race will run back and take another by the hand to help him over the finish line."

Hayden said the special olympics will be open to any mentally retarded child of eight years and up, who cannot compete in interscholastic competition. The olympics will include such events as running, jumping, swimming and relays.

The 1972 regional olympics are scheduled for May 6 at Trenton State College, May 13 at Newark State College and May 20 at Glassboro State College. They will be followed by State finals to be held in the summer at Monmouth College.

Municipal Expenditures Rose 12% During Calendar Year 1970

Total municipal expenditures and revenues during calendar year 1970 increased approximately 12 per cent over figures for 1969, according to a financial report released by the Department.

The figures were contained in the 33rd Annual Report of the Department's Division of Local Finance (now the Division of Local Government Services) released last month. The 709-page publication contains comparative financial statistics about all 567 municipalities and 21 counties for the 1970 calendar year.

According to the report, total municipal expenditures rose 12 per cent — from \$855 million in 1969 to \$958 million in 1970 — while revenues increased by 11.6 per cent — from \$836 million in 1969 to \$934 million in 1970.

On the county level, expenses increased during the same period from \$432 million to \$499 million, reflecting a 15.5 per cent rise. Revenues, however, rose only 10 per cent — from \$427 million in 1969 to \$469 million in 1970.

The annual report is prepared from information submitted to the Division by all localities in accordance with State law. Every municipality and county is required to submit its annual budget, accompanied by supporting debt and financial statements, to the Division for review and approval.

In addition to figures on costs and revenues, the report contains comparative data on the composition and size of the tax base and debt amount.

It also provides a table of equalized property tax rates for each community, permitting ready comparison of tax trends. These rates are calculated by multiplying the general property tax rate by the ratio of assessed valuation to true value, and therefore, indicate the tax rate which would be applied if all municipalities were taxed at a 100 per cent assessment level, rather than at varied levels.

The five highest State equalized property tax rates for 1970 are shown for the communities of Winfield (Union County) 21.12; Shrewsbury Township (Monmouth County) 20.50; Hoboken, 8.91; Audubon Park (Camden County) 8.60; and Jersey City 7.50.

The table lists the lowest rates in the

communities of Teterboro (Bergen County) 0.72; Rockleigh (Bergen County) 0.80; Upper Township (Cape May County) 0.84; Pahaquarry (Warren County) 0.84; and Blairstown (Warren County) 0.93.

The report also shows that the costs of all principal municipal services have risen, except for municipal welfare expenditures which dropped 5 per cent from \$16.5 million in 1969 to \$15.7 million in 1970.

Joseph N. Ehret, Jr., director of the Division, said the municipal welfare costs decline was related to the assumption of more welfare costs by the State and counties. For the same reason, county welfare expenses increased \$10.3 million or 17 per cent, from \$60.6 million in 1969 to \$70.9 million in 1970.

Other statistics listed in the report include:

►Local recreation and conservation expenditures increased 16.7 per cent, to \$37 million in 1970 from \$32 million in 1969. Counties, recording a 26 per cent increase, spent \$20 million for recreation and conservation in 1970, compared to \$15.9 million in 1969.

►General municipal government

expenses rose to \$120 million in 1970, a 25 per cent increase over 1969's \$96 million. Counties reported a 23.7 per cent rise in spending, from \$34.7 million to \$42.9 million.

►Health costs rose 6 per cent on the municipal level to \$36 million in 1970 from \$34 million in 1969. County health expenditures also increased slightly, from \$121 million to \$124 million, reflecting a 2.5 per cent rise.

►Municipal public safety expenditures increased to \$297 million, or 16 per cent higher than the \$256 million spent in 1969. County expenditures showed an 18 per cent increase, from \$24.9 million to \$29.5 million.

►Municipal public works expenditures rose 24 per cent from \$175 million in 1969 to \$217 million, showing a 32 per cent rise.

►Also reported was an increase in school, county and special district taxes from \$1.3 billion to \$1.5 billion, a 14 per cent increase.

Copies of the report at a cost of \$10 each are available from the Office of Public Information, P.O. Box 2768, Trenton, New Jersey 08625. The report has been distributed, free of charge, to all public libraries in New Jersey.

SUMMARY OF ALL MUNICIPAL AND COUNTY EXPENDITURES*

1970

<u>Expenditures</u>	<u>Municipalities</u>	<u>Counties</u>
GENERAL GOVERNMENT	\$120,393,345	\$ 42,936,135
JUDICIARY	7,772,646	46,129,701
PUBLIC SAFETY	297,082,353	29,509,214
PUBLIC WORKS	216,850,660	59,977,112
HEALTH	36,404,619	124,165,870
WELFARE	15,709,027	70,926,103
RECREATION & CONSERVATION	36,999,447	20,055,034
EDUCATION	34,578,085	28,521,686
FICA & FRINGE BENEFITS	88,260,174	28,833,745
CAPITAL IMPROVEMENTS		10,658,559
DEBT (Principal & Interest)	79,113,622	32,201,130
DEFERRED CHARGES	24,918,853	4,969,785
TOTAL EXPENDITURES	\$958,082,831	\$498,884,075

* Source: 33rd Annual Report of the Division of Local Finance 1970.

Department Gets Federal Grant To Aid State and Local Planning

Community Affairs Commissioner Lawrence F. Kramer has announced that \$740,000 in federal planning funds have been awarded to the State to support a variety of State, regional, county and local planning projects during the current (1972) fiscal year.

The funds were provided by the U.S. Department of Housing and Urban Development (HUD) under Section 701 of the federal Housing Act of 1954.

He said New Jersey's annual award would be distributed as follows:

►\$272,700 to continue comprehensive planning programs in 11 counties: Atlantic, Bergen, Burlington, Cumberland, Essex, Hudson, Hunterdon, Mercer, Middlesex, Salem and Union. All these counties are entering the second year of planning under the program.

►\$127,300 to 18 municipalities for various stages of planning in their communities: Egg Harbor and Somers Point (Atlantic County); Lodi (Bergen County); North Hanover and Pemberton (Burlington County); Bridgeton (Cumberland County); Carteret and New Brunswick (Middlesex County); Dover (Morris County); Beechwood, Ocean Township and South Toms River (Ocean County); Ringwood (Passaic County); Hamburg (Sussex County); and Alpha/Pohatcong, Greenwich and Phillipsburg (Warren County).

►\$280,000 to the Department of Community Affairs for 13 planning projects, including studies in housing, municipal costs and revenues, capital improvements and fiscal management and large-scale land use planning.

►\$60,000 to the Department for planning advisory services to various local, State and county agencies.

Under federal guidelines, all local, county and State requests for federal planning aid are combined into one application submitted to the federal government annually by the Department. HUD then allocates the assistance funds as an annual award rather than on a project-by-project basis.

The Community Affairs Department's Division of State and Regional Planning oversees the distribution of this aid package.

Under the program, the federal government provides two-thirds of the cost of an approved planning program for a community with a population of less than 50,000, a county or an official State, regional or metropolitan planning agency. The grant recipient pays the remaining one-third cost of the project.

The local share costs for State planning programs are met through the Cooperative Governmental Planning Fund, an appropriation in the Department's budget.

Kramer said, "The annual award reflects the continuing emphasis by all levels of government on planning for the development of our communities. The planning process will guide the State and its localities in preparing to meet the future demand for increased and improved public services and facilities, which will grow with the population."

He added, "And, it is significant to note that more than one-half of this year's annual award will be returned to municipalities and counties for this purpose."

State Expands Local Legal Services Network to Sussex County

For the first time since 1968, the State of New Jersey has expanded its statewide network of local legal services agencies by helping to establish an office in rural Sussex County, which previously had not been covered by the program.

The legal services office, which is located in Newton, the county seat, has been established as a branch of the Somerset County Legal Services Corporation, which had previously served the poor only of that county. It is financed through some \$40,000 in federal, State, county and local funds, plus in-kind contributions totaling some \$10,000.

The establishment of the Sussex Office came about primarily through the efforts of the Community Affairs Department's Office of Legal Services, which oversees and assists all 13 county and regional legal services offices located throughout the State.

According to Carl F. Bianchi, chief of the State Legal Services Office, in early June, the State Office initiated discussions with federal, county and local officials, including representatives of the Sussex County Bar Association. Within three weeks, the Office had secured the administrative and financial support necessary to make the Sussex branch a reality.

With the opening of the Sussex Office, there are now legal services offices providing free legal assistance to impoverished residents of 18 of the State's 21 counties. Only Morris, Warren and Hunterdon Counties are not yet served by the program.

Bianchi said the new Sussex Office will serve the poor of Sussex County, which has more than 19,000 low-income residents — about one fourth of the total county population.

He said the Office has been financed through a total of \$26,000 in Community Affairs Department grants under four separate State-aid funds — legal services, economic opportunity, youth advocacy and program development. In addition, he said, the federal Office of Economic Opportunity contributed \$12,000 and the Northwest Community Action Program (NORWESCAP), the official antipoverty agency serving Sussex, Warren and Hunterdon Counties, awarded a \$2,000 grant.

Also, the Sussex Office is currently operating at 33 Spring Street, Newton, in facilities made available on a temporary basis from the urban renewal department of Newton Township at a cost of just \$1 a month. It was renovated by teams of workers from NORWESCAP who donated their time and skills.

By the end of the year, the Office will be relocated in larger, permanent quarters at 18 Church Street, just a few blocks from its current location, in facilities donated by the Sussex County Board of Freeholders. The County also will provide office equipment, utilities and janitorial services at no cost.

In addition, the Sussex County Bar Association has agreed to purchase a working law library for the new legal services office.

COMMISSIONER *from page 1*

"In his new office, he will be able to help the City of Paterson as well as the rest of the State," the Governor noted.

As mayor of Paterson, Kramer had initiated a number of governmental reforms, including a reorganization of the Police Department, and had launched a major urban development program in an effort to rebuild and renew the city. During his tenure, Paterson was designated by the federal government as one of eight Model Cities in New Jersey, enabling the city to receive millions of federal and State dollars for comprehensive citizen-inspired community renewal projects.

In July, 1971, President Nixon announced the selection of Paterson, along with Newark, as participants in an expanded and experimental aspect of the federal Model Cities program, known as "planned variation." Paterson was one of only 20 Model Cities in the nation selected to participate in this program, which seeks to streamline the federal grant system and give local governments greater authority.

In addition, Paterson will receive an additional \$4.1 million in federal funds as a result of its participation in "planned variation."

During his mayoralty, Kramer was active in the New Jersey Conference of Mayors, having served as statewide president in 1970. In addition, he has been an active member of the New Jersey State League of Municipalities and is currently a member of its Executive Board.

In 1969, Kramer was appointed by

President Nixon to the Advisory Council on Intergovernmental Relations (ACIR), a prestigious agency consisting of government officials and private citizens. The ACIR, formed under federal law, studies and analyzes problems affecting all levels of government and recommends legislation and policies to help solve them.

He was one of only four mayors in the United States to be chosen to serve on the council.

Before entering public life, Kramer had been associated with the Lawrence F. Kramer Brick Company of Paterson, the family firm.

Acting Commissioner Kramer also has held a number of positions in government and civic groups in Paterson. He had served as chairman of the Paterson Planning Board, a Commissioner of the Paterson Board of Education, and a member of the Paterson Redevelopment Committee.

Kramer also had served as director, vice-president and president of the Paterson Jaycees and was selected by the statewide Jaycees organization as one of three outstanding local presidents and as a recipient of its Distinguished Service Award in 1963.

In addition, he had been a member of the board of directors of the Paterson Chamber of Commerce, president of Forward Paterson, a local community improvement group.

Kramer is married to the former Mary Ellen Forbes of Paterson. The couple has three children—Patricia Kimberly (Kim), 8, Lawrence F. III (Kip), 5, and Patrick Kelly, 3. The

Kramers reside at 114 East 38th Street, Paterson.

As Commissioner of Community Affairs, Kramer is a statutory member of at least 15 different state agencies or commissions, including ex-officio positions as chairman of the New Jersey Housing Finance Agency and the Urban Loan Authority.

Also, the Commissioner is an ex-officio member of the Hackensack Meadowlands Development Commission and serves as chairman of the Advisory Council on Community Affairs.

In resigning, former Commissioner Hume, 50, said in a statement that he was leaving "with mixed emotions" to accept "an extremely challenging and rewarding assignment that will utilize all my background, experience and abilities." He assumed his new position October 18 as president of the Real Estate Board of New York, with offices in Manhattan.

"I am very proud of my longtime and continuing friendship with the Governor and I am proud to have been a part of his dynamic and successful Administration," Hume said in the statement. "I am satisfied that all of the many faceted programs in this most complex Department of the State government are moving very successfully."

Upon accepting Hume's letter of resignation "with regret," the Governor said, "His industry and ability contributed immeasurably to the reorganization and improvement of the Department of Community Affairs during the past 20 months."

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