

COMMUNITY

A Publication of the New Jersey Department of Community Affairs

Community Affairs Commissioner Paul N. Ylvisaker expects to promulgate new statewide regulations governing the construction and maintenance of hotels and multiple dwellings in July, at least 15 days later than originally planned.

The original July 1 target date was moved back when it became known that the bulky drafts of the proposed regulations had been slowed in the mails and had been received by some interested persons only a few days prior to a public hearing held May 27. As a result, the public hearing was continued on two later dates.

The continuation caused a delay in the promulgation date due to provisions of the Hotel and Multiple Dwelling Health and Safety Law enacted last year. The law empowers Ylvisaker to promulgate such rules and regulations a minimum of 30 days after a public hearing.

Report Suggests One-Eighth Of N.J. Land Be Held For Public Open Space By 1985

A report recommending that one-eighth of New Jersey's land area be set aside for public open space to meet recreation and conservation needs by 1985 has been issued by the Division of State and Regional Planning of the Department of Community Affairs.

The report recommended open space policies for the federal, state and county levels of government which would set aside 600,000 acres of open space for use by the 10 million population expected to be reached in New Jersey in the 1985-1990 period.

The 120-page "New Jersey Open Space Policy Plan" states that while minimum standards require that New Jersey have 480,000 acres of open space for the 10 million population level, an additional 25 percent is necessary as a reasonable excess because "an open space program must be a jump ahead of development pressures if it is to have any chance of success."

Furthermore, the report states that

an added 600,000 acres, or a total of one-fourth of the state's land area, will be needed to accommodate the open space needs of an additional 10 million population in the first half of the next century.

The Division of State and Regional Planning has projected that New Jersey's population eventually will reach 20 million persons, 13 million over today's population, assuming continuation of present zoning patterns and trends of growth and development. At that population level, the State would be "filled up." The Division estimates the State will reach 20 million population in the 2030-2040 decade and has used this level as the basis of its Horizon Concept Plan for long-range development.

"The report makes it clear that we must act now to set aside more open space land, particularly near areas where urban growth is expanding," said Sidney L. Willis, division director.

"Population increases are inevitable

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Department Issues First Police Study For Englewood City

The first study by the Department of Community Affairs to concentrate solely on a city's police department was released this month by the Department and the City of Englewood.

The study, conducted by the Department at the request of Mayor Robert I. Miller of Englewood, was done by Joseph A. Galassi, director of police, Woodbridge, under the Community Affairs municipal interchange program.

The interchange program, administered by the Office of Community Services, a division of the Department, allows a community to borrow personnel with the needed expertise from another community. The Department reimburses the lending municipality for the time spent by an official in the other community. Galassi conducted the study over a period of six weeks.

In his report, Galassi recommends changes in the police department's physical plant, organization and administration, procedures, record keeping, communications, recruitment and training, community relations activities and suggests ways in which it can secure financial and technical assistance from federal agencies.

The study includes a detailed proposal for a police cadet program, including a curriculum; suggested salary schedule; records retention schedule; suggested organization charts; and a three-shift work schedule illustrating the platoon system.

"In the course of this survey," Galassi says in his report, "it has become apparent that the Englewood Police Force has the potential to become one of the best departments in the State. With their new fleet of police vehicles, their . . . sophisticated electronic equipment and modern

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Whitesboro Youth Helps Build A Temporary Basketball Court For Use By Local Youngsters

Until recently, the youngsters of Whitesboro, a small all-black community in Cape May County, had to walk or hitchhike six miles to play a game of basketball.

They used to travel to Cape May Court House, a neighboring community with its own recreational facilities, because Whitesboro had none of its own. Today, however, the youngsters enjoy the sport at a local basketball court recently constructed with the help of the Department of Community Affairs.

The court is not permanent and by no means fancy: just a couple of nets nailed to two existing utility poles in a vacant, unpaved community-owned lot. But it does beat walking six miles.

The court was constructed at the suggestion of Charles Palmer, a 17-year-old Whitesboro youth who told of the need for such a facility at a meeting sponsored by the Department just four weeks ago.

"They wanted to know what they could do right away to help the kids," said Palmer, a graduating senior at Middle Township High School, "A basketball court that was close by seemed to be the main interest of youths down here."

The rest was simple.

James Shue and Samuel Kriegman, director and assistant director of the Department's Model Cities Program, agreed to help Palmer build a modest basketball court that could serve temporarily as Whitesboro awaits construction of a new multi-million-dollar recreation center. The center, which is not expected to be ready for use for at least a year, will be built with Federal, State and private funds.

The Community Affairs Department has already contributed \$5,000 to help finance the new complex.

"We just figured that a local basketball court would be the best solution, since the only existing basketball court was more than six miles away," said Shue. "At no cost to the community, we were able to respond immediately to a pressing local need—avoiding all of the traditional red tape delays."

Shue said he, Kriegman and Palmer donned work clothes one day last month and purchased the lumber, basketball rims, nets and other material from a local hardware store at a total cost of \$65. It was paid by a private contributor. The trio then spent the day assembling and constructing the court on a vacant tract made available through the Whitesboro Recreation Commission, headed by Boies Clay.

"The site is behind the old Whitesboro grammar school, which now serves as a Head Start center," Shue said. "It is owned by Middle Township but had not been used since the school changed locations."

For young Palmer, who had served as sports editor of his local high school newspaper, the new court came at exactly the right time.



NEW NETS — Charles Palmer (left), 17, of Whitesboro, helps construct a temporary basketball court, the first to be located in this community. The court is now used by local youngsters who previously had to travel six miles to play the sport. Looking on is Samuel Kriegman of the Community Affairs Department, which acquired the nets and the materials.

Trenton Youth Corps Members Improve Parts Of Local Canal

A pilot summer employment project developed by the State Department of Community Affairs and Trenton's anti-poverty agency is employing 32 enrollees of the city's Neighborhood Youth Corps to improve sections of the Delaware and Raritan Canal in Trenton.

The 10-week project involves a novel combination of public programs, personnel and funds.

Under the program, United Progress Inc., the Trenton anti-poverty agency has allotted 32 of its 335 Neighborhood Youth Corps slots to the project. The NYC enrollees, recruited from the Trenton area, are disadvantaged youths, primarily in the 14-15-year-old age group.

The Community Affairs Department has made available four of its summer interns to serve as a project director and three supervisors, responsible for administering the program.

Under the plan, the enrollees work a maximum of 26 hours during each five-day week at regular NYC rates (\$1.40 an hour), to be paid through Federal anti-poverty funds. After work each day, the enrollees participate in supervised recreational activities, including swimming, sports competition, and a number of field trips to state and private conservation sites and reservoirs. The Community Affairs Department provides the transportation.

The youths plant shrubs and make other forestry improvements at sites along the Trenton portions of the Canal.

HFA May Convert An Old Shore Hotel Into Old Age Home

The New Jersey Housing Finance Agency has tentatively agreed to finance the conversion of a 40-year-old Atlantic City hotel into a novel "total care" housing project for the elderly.

The project, which received the preliminary approval of the agency at its May meeting, would be financed through a \$1.6-million, 40-year HFA mortgage loan. The loan would go to the Presbyterian Homes of the Synod of New Jersey, a Princeton-based non-profit group that is sponsoring the project.

Thomas V. Seessel, HFA director, said the rehabilitated hotel, located just half a block from Atlantic City's famous boardwalk and beach, would offer 210 efficiency units to elderly tenants at an anticipated monthly rental cost of about \$123. Seessel said the project was "novel in that the older people living in the building would not cook their own meals but can choose to eat hotel style or at outside restaurants.

He said meals in the building would be prepared by hotel cooks and served in regular dining rooms at an extra cost of \$181 a month. All tenants would receive free health care services, including nursing and medical care, when necessary.

The building is the former 13-story Madison Hotel, situated within walking distance of the beach, the public library, several movie theaters, restaurants and other good hotels. In addition, the hotel offers a sun-deck, a large dining room, a sitting room and several other common rooms. Most of its apartments will have a view of the Atlantic Ocean.

In other action, the HFA adopted a resolution authorizing the agency to issue bond anticipation notes totaling \$1.2 million to finance the Amity Village housing rehabilitation project in Newark. The project, which was approved by the HFA at its April

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PROGRESS IN NEWARK — Thomas V. Seessel (right), director of the N.J. Housing Finance Agency, inspects first stage of moderate-income garden apartment cooperatives being constructed in Newark with HFA financing. Accompanying him is Gregory Bosaz, director of the \$4.5 million project, which will provide 270 apartments in 18 three-story units when completed. It is the first project funded by the agency. Prudential Insurance Co. is providing construction financing until the HFA can provide permanent funds through the sale of its tax-exempt bonds. Jack Parker Associates, a Newark developer, is temporary sponsor.

Community Affairs Helps Conduct Studies By Government, Poverty Units In Essex

Department of Community Affairs personnel are assisting the Essex County Board of Freeholders and the county antipoverty agency in two studies.

The first, launched by the board of freeholders, will examine the structure and functions of the county government. It is expected to be completed in August. According to Freeholder Director C. Stewart Hausmann, the aim is to see if the county's government provides a proper foundation "upon which we can construct a government capable of meeting the complex challenges that confront this urban county in this century and the next.

When the analysis is completed, Princeton and Rutgers Universities, federal, state and local officials will make recommendations on the future direction of the county based on its findings.

The Department has assigned two community services officers to help conduct the study. They are Gerald Reilly, who will direct the project, and Charles Tantillo, who will serve as research director.

The second study, also under way, will determine if job opportunities reportedly available in two Bergen County industrial parks can be filled by welfare recipients from Newark. The survey has been undertaken by the Essex County Youth and Economic Rehabilitation Commission under the direction of Arthur Bray, Jr., county planning officer.

Mark Rosenwald, a community services officer of the Community Affairs Department, will coordinate the project.

According to Arthur B. Graine, president of the South Bergen Industrial Association, up to 2,000 jobs may be available.

Trenton & Bayonne Get \$53,000 To Renovate Housing

The New Jersey Department of Community Affairs has awarded a grant and a loan totaling more than \$53,000 to aid in the rehabilitation of dilapidated housing in Trenton and Bayonne.

Thomas V. Seessel, director of the State Housing Finance Agency, said a \$30,000 interest-free grant would go to Trenton Coalition, Inc., a non-profit corporation organized by 25 city firms undertaking a housing rehabilitation effort in the state capital. He said the grant will cover administrative deficits incurred by the coalition during its first year of operation.

Seessel said an interest-free loan of \$23,375 had been granted to Bayonne Interfaith Housing Corp., a non-profit group which is rehabilitating 21 Bayonne buildings for moderate income families. He said the loan will permit the group to expedite completion of the project, which is awaiting funds from the Federal Housing Administration (FHA).

Both awards were made from the Community Affairs Department's Housing Development and Demonstration Grant Fund, which Seessel administers. They were the 21st and 22nd interest-free loans or grants made from the \$1 million fund. Previous loans or grants involved projects in 11 municipalities and 8 counties.

Participating firms in the Trenton Coalition have established a revolving fund and have begun to renovate eight homes located at 401-415 N. Olden Avenue, Trenton. After rehabilitation, the homes will be sold to low-income families, with present tenants getting preference.

Buyers will receive mortgage financing through the Federal Housing Administration, thus reducing carrying charges by 25 per cent and allowing many low-income families to own their own homes. Money from FHA mortgages will be returned to the revolving fund and used to buy additional houses for rehabilitation.

James Kerney Jr., editor and pub-

Community Affairs Issues Checklist On How To Improve Local Conditions

The Department of Community Affairs has prepared a checklist of possible steps local governments can take to deal with conditions that lead to tension and civil disorder in communities.

The ten-page Checklist for Local Action, drawn up at the request of Governor Richard J. Hughes, has been mailed to officials of all 567 municipalities in New Jersey. It includes 45 concise recommendations in the fields of housing, jobs, training, recreation and human relations. It was developed in cooperation with the State Employment Service, Division on Civil Rights, Department of Conservation and Economic Development, and the Department of Education.

A list of names, addresses and phone numbers of officials of 14 important public and private agencies that can supply additional information or assistance is attached.

In a letter accompanying the checklist, Community Affairs Commissioner Paul N. Ylvisaker suggested that local governments seriously consider appointing one person to call together the various local agencies, both public and private, that would be involved in emergency planning in case of civil disorder. "It is important that the disruption caused by civil disorders be minimized and that normal community life be restored as quickly as possible," he said.

Ylvisaker said the checklist is "all too limited in view of the magnitude of the problems we are dealing with." "However," he said, "it is incumbent on all of us to do what we can now with what we have at hand."

The Checklist for Local Action supplements a memorandum already sent to local government officials by State Attorney General Arthur J. Sills regarding the role of local, county and state government during civil disorders.

lisher of the Trenton Times Newspapers, is president of the coalition. S. Kenneth Paul, on loan from the First Trenton National Bank, is acting executive director. The city's anti-poverty agency, United Progress, Inc. UPI is providing homemaker courses, job referral services and is helping to select potential purchasers.

The Bayonne apartment buildings would provide 200 units renting from \$120 to \$175 a month for units of up to four bedrooms. They are located on Hudson Boulevard, West 20th Street, West 25th Street and Avenue C in Bayonne.

Bayonne Interfaith Housing Corp., with offices at 473 Broadway, Bayonne, is headed by the Rev. Charles H. Nelson. The corporation was formed by the Bayonne Economic Opportunity Foundation, the city's anti-poverty agency, to encourage the development of moderate and low income housing.

Ylvisaker Named To Tri-State Unit

Community Affairs Commissioner Paul N. Ylvisaker has been appointed by Governor Hughes to a tri-state Regional Committee that will study problems confronting the Lower Delaware Valley Region.

The newly-formed committee will deal with interstate activities such as the Delaware River Basin Commission, the possible development of a regional airport, marine terminals, waste management, the expansion and coordination of a regional transit system, the supervision of the region's environment. Ylvisaker is one of eight New Jersey members of the committee.

Governor Hughes said the committee will "supplement and stimulate rather than duplicate the work of existing civic groups and public agencies in regional affairs."

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heavy duty maintenance equipment, the department is far above most others in the State."

The report makes numerous recommendations to help the Englewood Police Department fulfill its potential. Among them are:

► Construction of a new police facility fully adequate to handle all present and future needs. If this is not feasible, the existing facilities and functions, now scattered, should be consolidated under one roof.

► Clarification and simplification of the chain of command from the mayor on down to conform as closely as possible to the rules and regulations now in effect; scheduling of daily staff meetings between division heads; appointment to the Mayor's Advisory Board of a high ranking member of the police department; development of investigative procedures by the Mayor's Advisory Board for cases involving disciplinary action against police personnel.

► Reorganization of the Administrative and Patrol Divisions.

► Institution of a rotation plan for summoning wreckers to the scenes of automobile accidents and eliminating the use of an answering service now calling wreckers to accidents.

► Assignment of courtroom duty to those policemen who must be in court to testify anyway.

► Submission of supplemental employment reports by all members of the department who hold other jobs.

► Consideration of the possibility of leasing police vehicles rather than buying them, thus eliminating the burden of maintenance.

► Attachment of recording devices to all police trunk lines to insure accurate records of calls—for future reference.

► Incorporation of the records section into the Administrative Division, insuring proper supervision so that no backlog develops; use of microfilm in storing inactive records; fuller use of existing computer and other record equipment.

► Establishment of a community relations unit made up of white and Negro officers who would participate

Department Begins First Merger Study For Two Warren County Communities

The Department of Community Affairs is conducting an administrative survey of Washington Borough and Washington Township — adjoining Warren County communities — to determine if a merger of the two would be more efficient and economical.

It is the first merger study the Department has been asked to make since it was established 15 months ago.

Community Affairs Commissioner Paul N. Ylvisaker said the study, which began earlier this month, was made at the request of both municipalities. He said it was expected to be completed in 30 to 60 days.

in the work of the community, familiarize themselves with community problems and establish a climate of mutual trust with the "man on the street."

► Higher starting salaries to attract recruits; institution of a public relations program aimed at projecting an image that will attract high school and college graduates; tutoring applicants to meet entrance standards; establishment of a police cadet program; efforts to attract members of minority groups.

► Regularly scheduled periods of instruction for all members of the Department; use of officers with specialized training as instructors for others; promotions contingent on performance and skills rather than purely on seniority.

On To College

Eighty per cent of all graduates of Upward Bound have gone on to college, according to a report by Dr. Thomas A. Billings, national director of the program. He also reported that 76 per cent of this year's freshmen group were in "good standing" following examinations. Upward Bound is the War on Poverty's summer educational program that seeks to motivate economically and culturally deprived high school students with the potential towards college.

The survey is being conducted as a joint endeavor of the Department's Division of Local Finance and Office of Community Services. James A. Alloway, director of the Division of Local Finance, heads a three-member study team that is working in both communities three or four days a week. The other members are Jack L. Scott, a community services officer, and Richard Keevy, an official of the Local Finance Division.

Ylvisaker said the study would cost about \$6,000, with the Department contributing about two-thirds in staff time. The communities have agreed to contribute a total of \$1,900.

Pooling Suggested For Resort Town In Ocean County

The Department of Community Affairs this month issued a study report on Union Township, Ocean County, suggesting inter-municipal cooperation as the most promising step the township could take to provide increased services for its growing population.

The study, made at the request of the township, points out that with its population of some 1,500 and physical resources, Union Township, acting alone, "cannot provide the level of services which New Jersey residents consider basic, whether they live in large or small communities." The report stresses that "such voluntary pooling of resources need not infringe on traditional legitimate home rule concepts."

The study analyzed the township's problems with health services, police protection, sewer and water facilities, shore line, and building inspection. The study points out that solutions involving inter-municipal efforts tend to be more economical and efficient than courses in which the town might act alone.

Union Township has a land area of 38.60 square miles that borders on Barnegat Bay.

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and that means we will have to acquire open space for recreation and water supply," he added. "The only choice we have is to act now or wait while the land is developed and the financial and human costs rise."

The report was developed with extensive cooperation from other state departments, county planning boards and park commissions, regional agencies, universities, and others. The Open Space Subcommittee of the Governor's Interdepartmental Committee for State Planning reviewed the work and previous drafts.

The kind of land development New Jersey can expect at the 10 million population level is mapped out, with the area of greatest urbanization outlined as a "critical area."

This "critical area" covers the northeastern quadrant of the state with two legs branching southward from New Brunswick. The western leg of urbanization extends along the Delaware River from Lambertville to Salem. The eastern leg extends along the Atlantic Shore from Sandy Hook to Barnegat Light.

The plan emphasizes that open space land acquisition is particularly important in this "critical area" because development pressures are reducing the available supply of land while the number of people needing open space is increasing.

It recommends a balanced program of acquisition in all areas of the State, with emphasis on protection of water resources.

The plan cites methods by which open space can be obtained and protected. In some cases, it notes, governments can preserve open space cheaply and effectively by purchasing development rights or easements on property, rather than acquiring full title.

The policy plan is the first in a series of reports preliminary to a Comprehensive Statewide Development Plan which will recommend long-range development policies for a population of 10 million. It is expected to be ready in 1969.

Copies of the report are available from the N.J. Department of Community Affairs, Box 1978, Trenton, N.J. 08625. The cost is \$3.

HOUSING *from page 3*

meeting, calls for the rehabilitation — for moderate income occupancy — of 29 three-family frame tenements in S. 19th and S. 20th Streets in the city's South Ward.

It is the first time the HFA has voted to sell securities for any project.

The \$1.2 million mortgage loan, to be underwritten by proceeds from the sale of the notes, will eventually go to the Tri-City Citizens' Economic Union, a non-profit group of community leaders and clergy with headquarters in East Orange, the project sponsor. The sale was expected to be negotiated sometime this month.

The rehabilitated tenements will provide 94 units for cooperative ownership, with the anticipated monthly carrying charges ranging from \$80 a month for a single efficiency to \$135 a month for a three-bedroom apartment. This project will be the first to receive an HFA mortgage loan for rehabilitating housing.

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