

COMMUNITY

A Publication of the New Jersey Department of Community Affairs



TWIN TOWERS — Construction is expected to begin this month on Overlook Terrace, two 26-story towers to be built in West New York with a \$12.75-million mortgage loan from the New Jersey Housing Finance Agency. The development will contain 600 apartments for rental to moderate-income families, and will overlook the Hudson River and Manhattan.

HFA Approves Development for Camden

A proposed 60-unit garden apartment complex for low-income tenants will be built in Camden with mortgage financing from the New Jersey Housing Finance Agency (HFA).

At its September meeting, HFA approved a mortgage loan commitment of \$710,700 to the Wesley Housing Corporation of Camden to build the development, to be named Cooper Village. The approved sponsor is a nonprofit corporation formed by the Haddonfield Methodist Church.

Cooper Village represents two "firsts" for the year-old HFA. It is the first HFA-financed project in South Jersey and the first HFA project to utilize Federal rent supplement funds.

Under the rent supplement program, the Federal government pays

the difference between the rental cost of housing and 25% of the eligible tenant's income. The program thus helps to move low-income families (those earning from approximately \$4,000 to \$6,000 a year) from substandard into sound housing. Congress broadened the program this year so that state agencies like HFA could use it.

Cooper Village is the eighth development to be financed by HFA. It will have 14 one-bedroom apartments, 32 of two bedrooms and 14 of three bedrooms.

Earlier this year, the Community Affairs Department made a \$24,000 "seed money" loan to Wesley to expedite planning of the project. The loan came from the department's \$2.25-million Housing Development and Demonstration Grant Fund.

State and Municipal Housing Inspectors Begin Joint Effort

The Department of Community Affairs has begun a Cooperative Housing Inspection Program which is expected to be of significant help in improving the quality of housing in New Jersey.

The program makes use of local housing inspectors to carry out the major part of the state's responsibility to enforce safety, construction and maintenance regulations for an estimated 115,000 hotels, motels and apartment buildings in New Jersey. It has been initially financed by a \$500,000 state aid appropriation in the current budget.

It works this way:

The department makes an agreement with a municipality to credit it with \$10 for every hotel, motel or multiple dwelling which local inspectors help to register or secure information on. Later, the municipality will be credited with additional amounts to cover the cost of each building inspection it makes for the state.

Under the agreement, the municipality will draw on these credits to hire more inspectors, buy equipment, or otherwise improve its inspection program.

In addition to state aid credits, participating municipalities will have access to the state's computerized record keeping services and inspection training program at no cost. The department is setting up a central file of all registered buildings and will schedule inspections and keep track of all violations. It also conducts a complete 30-week training program for local inspectors.

A 1967 state law gives the department responsibility for registering all hotels and all multiple dwellings

(CONTINUED on page 6)

Meadowlands Development Potential Hailed by Experts

Substantial private capital could be attracted into regional development of the Hackensack Meadowlands, a group of nationally and internationally-known economic development specialists agreed at a recent conference sponsored by the Department of Community Affairs.

Some of the invited participants, who met at Princeton and whose homes are as distant as England and India, said afterward that the largely vacant, 18,000-acre Meadowlands tract presented opportunities for private development unequalled anywhere in the world. The tract is at the heart of the northeastern New Jersey metropolitan area, four miles west of Manhattan in Hudson and Bergen counties.

Thirty-five specialists attended the two-day conference Sept. 26 and 27. They discussed methods of involving private enterprise in the Meadowlands project, procedures for making a rapid start on development of the highest quality, and ways of attract-

ing local leadership into the planning and carrying out of development.

The conference included a helicopter tour of the tract.

A bi-partisan bill now pending in the New Jersey Assembly would create a regional agency to supervise the multi-billion dollar project and to facilitate reclamation of the marshy land. The bill has already unanimously passed the upper house.

State Senators Fairleigh S. Dickinson (R-Bergen) and Frank J. Guarini (D-Hudson), chief sponsors of the bill, participated in the conference. Paul N. Ylvisaker, Commissioner of Community Affairs, was host.

Among the others attending were:

Richard F. Babcock of Chicago, an expert in real estate law; David Lilienthal of Development and Resources Corp., former chairman of the Tennessee Valley Authority; Alfred Neal, president of the Committee for Economic Development, New

York; William Finley, vice president of the Rouse Co., Baltimore, developer of Columbia, Md., and other communities around the nation; Roger Gilman, director of planning and development for the Port of New York Authority; James Wright, executive director of the Delaware River Basin Commission; Lord Richard Llewellyn-Davies of London, England, a leader in Britain's new towns development; Anthony Downs of Chicago, an urban economist; Tarlok Singh, a visiting social research economist at the Woodrow Wilson School, Princeton University, and a former member of the planning commission for development of India; and Mrs. Marietta Tree, of New York, urbanist and former member of the U.S. delegation to the United Nations.

Governor Hughes visited briefly and told the conferees a strong bi-partisan effort would be made to win enactment of the Meadowlands bill when the State Legislature meets in November and December.

Study Urges Merger of Washington Borough and Township

Two communities in Warren County — Washington Borough and Washington Township — should consolidate into a single municipality, according to recommendations of a study by the Department of Community Affairs.

The study, entitled "One Washington?", was requested by the mayors and councils of both communities, who specifically asked about the feasibility of consolidation.

The borough is completely surrounded by the township. On the map, they resemble a nearly square doughnut with a five-sided hole.

The 88-page report is the first consolidation study to be performed by a New Jersey state agency at the request of local governments. It represents the combined efforts of the department's Division of State and Regional Planning, the Division of Local

Finance and the Office of Community Services.

Although it concludes that consolidation would benefit both borough and township, it suggests alternative steps to improve government services if the two municipalities choose not to consolidate.

"We consider this report one of the most important services we have performed for our local governments in the 20 months of the department's existence," said James A. Alloway, director of the Division of Local Finance.

"It demonstrates that the state can tackle the tough questions of local government, produce fast and practical answers, and deliver them without infringing on the freedom of choice of local citizens."

The report estimates that through consolidation, the two municipali-

ties could maintain their present level of services on a combined budget of \$532,000 — a joint annual saving of \$18,583. "A consolidation at the present time would be far more economical to both communities than expansion of two separate governments would be," it states.

The main advantage of consolidation to the township would be an increase of services, now at a relatively low level, the report says. The borough would gain in efficient delivery of services, saving of capital construction costs, and could "better face a future in which costs will undoubtedly rise and existing facilities become obsolete."

It concludes, "The Washington area is essentially one community. The effect of consolidation would be

(CONTINUED on page 6)



Load of gravel is spread on newly dug pathway at side of canal. Youths also installed steps and guardrail, painted bridge.

Trenton Teen-age



Youths made their own poured concrete park benches for \$5 each. The finished benches (background) were placed in picnic area.



These saplings, furnished by the State Department of Conservation and Economic Development, added greenery.



With path, trees and a bench in place, the canal becomes an inviting place for neighborhood people to stop and chat.

ers Spruce Up Old Canal

A litter-strewn three block section of the Delaware and Raritan Canal near Trenton's Battle Monument was turned into a tiny park this summer through the hard work of 50 teen-agers.

They cleared the area of hundreds of wine bottles and other refuse, landscaped the canal banks, built stone steps, gravel walks and steel railings, planted trees, made sturdy concrete benches and tables, and created a picnic area complete with outdoor barbecue. They are in the process of building a basketball court and outdoor amphitheater.

The young workers, members of the Neighborhood Youth Corps, were recruited and paid by the Trenton antipoverty agency, United Progress, Inc. The Department of Community Affairs supervised the project, with assistance from the Department of Conservation and Economic Development and Rutgers University.



This view of the project area before beautification shows its unused potential. Bridge in distance is same as below.



Strollers now find a scenic respite from drab surroundings. Planners hope to extend the beautification project beyond the present three-block area.



Eight Cities Given Aid for Disabled

Eight of New Jersey's Model Cities will share in a joint \$267,000 grant from the State Departments of Labor and Industry and Community Affairs.

The grant will be used to provide rehabilitation services to mentally or physically handicapped individuals living in Model Cities pilot neighborhoods.

Three cities will receive individual allocations while five others will share combined funds. Paterson will get \$40,000 and Plainfield and Atlantic City will each receive \$27,000. Newark, East Orange and Orange will share \$120,000 and Jersey City and Hoboken together will get \$53,000.

The agreement between the two departments to pool more than a quarter of a million dollars is an outgrowth of the activities of the State Model Cities Interdepartmental Group. The group, which has representatives from 12 state departments, attempts to present a joint coordinated attack on problems of the Model Cities neighborhoods.

Rehabilitation grants from the U.S. Department of Health, Education and Welfare were the source of \$200,000 of the funds. The Department of Community Affairs (DCA) share is \$67,000. Without the DCA grant, New Jersey would have lost the \$200,000 in federal funds for lack of a state share.

Adrian J. Marinelli, assistant director of Labor and Industry's Rehabilitation Commission, cited the need for vocational rehabilitation services such as medical evaluation and job training in inner-city areas throughout the state.

"These services will help many handicapped citizens become self-supporting," Marinelli said. "They are part of the broad range of human physical and renewal programs that make the Model Cities effort unique."

Marinelli added that the remaining five of the 13 municipalities participating in the State Model Cities program are under consideration for future grants.

Debt Team Saves First Million

A South Jersey school district, which for years had been saddled with one of the lowest bond ratings given by investment houses, recently saved itself \$135,000 in interest charges on a bond issue by obtaining a higher rating.

A South Jersey municipality which had never attracted more than two bidders for its bonds recently got five bids — and a more competitive interest rate — through personal contacts with underwriters.

The catalyst which made these money-saving accomplishments possible was the three-member Debt Management Team of the Division of Local Finance in the Department of Community Affairs. By working with rating agencies, underwriters and investors, the team has managed thus far to help 11 local jurisdictions in New Jersey save a total of \$1,285,000.

"Our secret is to help a locality

present itself in the best possible light to the widest possible market when it goes out to sell bonds," said the team's debt management specialist, Robert E. Dolan.

He said the team had already saved New Jersey municipalities nearly 50 times the amount of the \$28,000 Federal grant which started it in operation five months ago.

The team has worked with some 50 local jurisdictions to date. Besides assisting in selling bonds, it has helped the localities prepare bond prospectuses, provided market information and helped to schedule bond sales at favorable times.

James A. Alloway, director of the division, said that investors were beginning to realize the security features of New Jersey local bonds. "We feel that the cooperative efforts of the state and localities can produce real savings for the taxpayers," he said.

Trenton Housing Group Loaned \$36,000

A civil service organization has received a \$36,000 "seed money" loan from the Department of Community Affairs to develop plans for moderate-income housing in Trenton.

The interest-free loan was made to Mercer Council Number 4, New Jersey Civil Service Housing Corp., Inc., from the department's \$2.25-million Housing Development and Demonstration Grant Fund.

The sponsoring organization, headed by Robert R. T. Rowan, plans to construct a high rise building containing 196 apartments on a site bounded by West State and Boudinot Streets in Trenton. The development will contain efficiency, one-bedroom and two-bedroom apartments with expected rentals ranging from \$115 to \$170 a month. It will also have off-street parking facilities and space for professional offices.

The sponsor is seeking construction

and permanent financing of approximately \$4.5 million from the New Jersey Housing Finance Agency (HFA). When permanent financing is obtained, the seed money loan will be repaid.

Thomas V. Seessel, administrator of the fund and director of HFA, said that Mercer Council would use the loan as follows: \$5,000 for land option costs, \$12,500 for architect's fees, \$12,500 for planning, \$3,500 for legal fees, \$1,500 for test borings and \$1,000 for land surveys.

The loan was the 28th interest-free loan or grant made from the fund thus far. Previous loans or grants have aided moderate-income housing developments in 12 municipalities and eight counties. The fund has expedited the progress of 2,879 new dwelling units and 595 rehabilitated ones.

Urbanization Spurs New Jersey Zoning

Nine out of ten New Jersey municipalities now have zoning ordinances, according to a report issued by the Division of State and Regional Planning.

The 62-page report, "Zoning in New Jersey - 1967", said 516 of the state's 567 municipalities — a total of 91 per cent — have adopted zoning ordinances. This is an increase of 21 per cent since a previous report on zoning was issued in 1960.

Two-thirds of the new zoning ordinances were adopted by municipalities in Warren, Sussex, Hunterdon, Cumberland, Gloucester and Atlantic Counties.

The report attributed the increased use of zoning to the pressures of urbanization. Zoning not only has become more widely adopted in New Jersey, but it has also become more responsive to emerging pressures and new development techniques, the report stated.

While zoning cannot take the place of community planning, the report said, it can help a municipality translate concepts and objectives of a master plan into reality.

The report is intended for use as a manual to help local officials determine zoning policy and methods. It is available from the division at \$1.00 per copy.

INSPECT from page 1

of six or more units. This responsibility has been assigned to the Bureau of Housing Inspection within the Division of Housing and Urban Renewal.

The first municipality to join the cooperative program was Parsippany-Troy Hills Township. The department and the township agreed that local inspectors would aid in registering an estimated 600 hotels, motels and apartment buildings in the township. The township thus stands to earn about \$6,000 from registration fees toward improvement of its inspection program. It has already been credited with \$2,320 for buildings presently registered.

Wallace Fiore, chief of the Bureau of Housing Inspection, said he has contacted more than 200 of the state's 567 municipalities about the cooperative program and has met with a favorable response so far. He estimated that agreements similar to that made with Parsippany-Troy Hills would be signed with 20 additional municipalities this month.

He said that he would have to increase his small staff of 23 inspectors and five supervisors by tenfold were it not for the cooperative program. He estimated that under the program, local inspectors would do about four-fifths of the work, with the state doing the remainder and providing coordination and monitoring.

The program will be largely self-

sustaining, he said, since the grants made by the state would be replenished by registration, inspection and penalty fees collected from owners of buildings.

He predicted a threefold benefit from the program:

"It will help the state enforce the law by utilizing the existing capabilities of local inspection forces," he said. "It will help municipalities develop even better code enforcement programs with state money. And New Jersey's residents and visitors will be the ultimate beneficiaries, since they will enjoy better housing as a result of a well-enforced law."

STUDY from page 2

to preserve the spirit and character of that community."

The two municipalities have a combined population of 10,723 and a total land area of 19.5 square miles. The borough has 6,641 residents within two square miles; the township, 3,580 residents within 17.5 square miles.

Included in the report are detailed studies and statistical analysis of the communities' history, their present and proposed services, their finances, and legal and practical considerations pertaining to consolidation or intermunicipal cooperation.

The borough and township paid \$1,375 of the \$5,650 total cost of the study.

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NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS

OFFICE OF PUBLIC INFORMATION

RICHARD J. HUGHES, Governor

PAUL N. YLVISAKER, Commissioner

P. O. BOX 2768 TRENTON, N. J. 08625

(609) 292-6284, 292-6055

