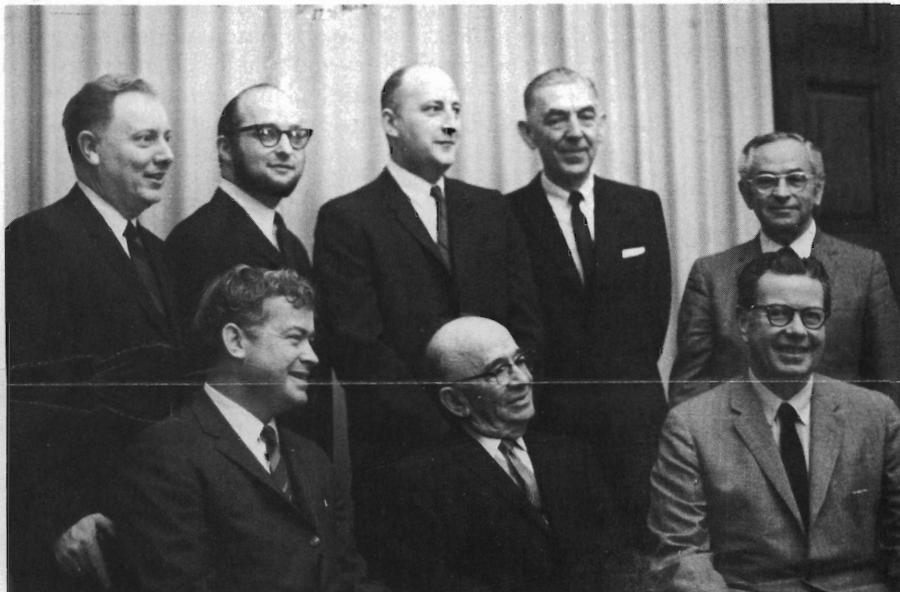


COMMUNITY

A Publication of the New Jersey Department of Community Affairs



NEW COMMISSIONERS — Members of the newly-formed Hackensack Meadowlands Development Commission met with Governor Richard J. Hughes in his office after being sworn in. Top row, left to right: Dr. John E. Vaughan, Myles Spector, William D. McDowell, Dr. Jess H. Davis, and Dr. Irwin W. Silverman. Bottom row, left to right: Paul N. Ylvisaker, chairman, Isadore Glauber and the Governor.

Meadowlands Commissioners Sworn In, Take Preliminary Steps on Master Plan

The newly-formed Hackensack Meadowlands Development Commission took preliminary steps toward preparation of its master plan at its organizational meeting in Newark April 4.

It authorized its chairman, Community Affairs Commissioner Paul N. Ylvisaker, to negotiate contracts for preliminary studies for the plan, which will guide development of the 18,000-acre district over which the Commission has jurisdiction.

The Commission elected two of its members, Dr. Jess H. Davis and Dr. John E. Vaughan, as vice-chairman and treasurer, respectively. It also named Clifford A. Goldman, special assistant to Ylvisaker, as its acting executive director, and Miss Beatrice S. Tylutki, assistant counsel to Governor Hughes, as its permanent counsel. It set the last Friday of each month as its regular meeting day.

The organizational meeting was held just 10 days after Commission members took the oath of office at

a swearing-in ceremony in the Governor's office. At that time, the Governor designated Ylvisaker as Commission chairman.

In brief remarks after the ceremony, Governor Hughes urged the commissioners to view their work from the perspective of what the Meadowlands could become a century hence.

"This great Meadowlands, due to your talent and your sense of looking forward in this century, can be a great and wonderful thing," he said. "Posterity will be greatly indebted to you for the work you do."

The Commission was created under the Hackensack Meadowlands Reclamation and Development Act, passed by the Legislature last November and signed into law in January. Copies of the act are available without charge from the Commission and from the Office of Public Information, New Jersey Department of Community Affairs, P.O. Box 2768, Trenton, N.J. 08625.

Governor Forms Cabinet Council On Urban Affairs

As a means of focusing the attention and resources of New Jersey state government on the problems of its urban areas, Governor Richard J. Hughes last month created a State Urban Affairs Council and appointed 11 of his cabinet officers to serve on it.

The Council, established March 13 by executive order, parallels President Nixon's Council for Urban Affairs in structure and function. It has the additional power to "apply for, receive, spend and administer such grants of funds and moneys as may be available from federal or private sources."

In a letter to George W. Romney, Secretary of the U.S. Department of Housing and Urban Development (HUD), Governor Hughes said that the state council would "help us carry out the objectives of the Model Cities program and of a strong federal-state partnership in the most effective fashion."

HUD administers the Model Cities program at the federal level, and coordinates the supporting activities of other federal departments in the program. The Department administers a State Model Cities-Community Development program, and coordinates Model Cities activities of 11 other departments of state government.

Commissioner Paul N. Ylvisaker is one of the members of the state council. Governor Hughes is chairman.

In a related development, an advisory task force chaired by Ylvisaker and working under a committee of governors headed by Governor Hughes has issued a preliminary report containing recommendations for major changes in federal policy and operations to involve the states more closely in the solution of urban problems.

The report was drafted after a meet-

(CONTINUED on page 6)

Colleges Plan Training for East Orange Model Cities Council

The City of East Orange has started a novel orientation program to promote better understanding between residents of its Model Cities neighborhood and municipal officials. The program is being carried out in cooperation with several area colleges.

Under a matching grant from the Department under Title I of the federal Higher Education Act of 1965, Upsala College will coordinate its resources as well as those of Essex County College and Newark State College to provide funds, classroom space and personnel to assist the program.

During a six-week period, members of the newly elected East Orange Model Cities Neighborhood Council will attend lectures by government and college officials on the roles of different federal and local agencies, group problem solving, the dynamics of collective bargaining and other aspects of Model Cities planning.

Grant Helps Elizabeth Stress Housing, Community Services

The City of Elizabeth will step up its efforts in housing and community improvement with the help of a \$17,000 grant from the Department.

The grant, made from a legislative state aid appropriation for community development, will enable the city to hire a community development coordinator. The city will contribute office space, furniture and supplies, and secretarial help.

The community development coordinator will develop proposals for obtaining federal grants for the city. He will maintain contacts with federal aid agencies and will follow up applications and participate in grant negotiations.

The coordinator will work directly under Mayor Thomas Dunn, and will meet regularly with public and private service agencies in the community to encourage maximum effectiveness of services.

He will also encourage community groups to sponsor non-profit housing.

First Annual Report Published

The first Annual Report of the Department of Community Affairs, a 40-page document which tells the story of the Department from its inception in March, 1967 to June 30, 1968, was released earlier this month.

The report contains a history of the Department, highlights of the first year, a listing of Department revenue sources, and a narrative account of each of the Department's seven divisions: the Division of Housing and Urban Renewal, Office of Community Services, Division of Local Finance, Office of Economic Opportunity, Division of State and Regional Planning, Division on Aging and Division of Youth.

The Report concludes with an Appendix which includes membership lists of Departmental boards and commissions and directories of New Jersey Community Action Agencies and legal services groups.

It may be obtained from the Office of Public Information, Department of Community Affairs.

Sessions will be conducted twice weekly, with college representatives serving as moderators according to a schedule prepared by the East Orange Model Cities Agency.

After the program is under way, the Model Cities Council and city officials will work out a mutual agreement defining the responsibilities and roles of all members of the Council in the Model Cities planning effort. Eventually, task forces will be organized by the neighborhood residents to deal with specialized problem areas such as housing, health and employment.

The colleges will call upon various faculty members to act as consultants to the Council as the training proceeds.

John Cooney, state administrator of extension projects under Title I, emphasized that colleges "are expressing an increasing desire to involve themselves in the rapid changes taking place in our cities, and in order to do so are recognizing the need to improve their community service capability."

Mayor James Kelly of East Orange and Jefferson Wiggins, Community Program Coordinator for Upsala College, hailed the new program as an important step in bringing college and community closer together.

Speakers for the training sessions will include James Shue, State Model Cities Director; Robert Smallwood, regional representative, U.S. Department of Housing and Urban Development; Ralph Sims, director, East Orange Community Action Program, and Russell Jackson, superintendent of the East Orange public schools.

Similar projects are being designed for Paterson, Plainfield and other New Jersey Model Cities.

Mercer Merger Voted Down

The proposed merger of East Windsor Township and Hightstown Borough, two neighboring Mercer County communities, has been blocked by the voters of East Windsor.

In a special referendum April 17, East Windsor voters defeated the consolidation proposal by a vote of 949 (yes), to 1,608 (no). In Hightstown, voters approved the merger by a vote of 1,034 (yes) to 230 (no).

Although a combined majority of voters in the two municipalities favored consolidation by a total vote of 1,983 (yes) to 1,838 (no), the proposal was defeated. Under state law, a merger referendum must be approved by a majority of voters in both communities.

In East Windsor, where 59 per cent of the voters rejected merger, consolidation would have meant a higher tax rate, according to the official report of the Joint Consolidation Committee. In Hightstown, where the merger move was approved by a ratio of more than four to one, the tax rate would have gone down.

The consolidation plan was considered feasible by the Local Finance Board of the Department's Division of Local Finance. Under state law, the board is required to review all consolidation proposals to ensure that they conform to New Jersey statutory requirements and are fiscally sound.

Department Program Links Colleges to Commu

New Jersey colleges and universities are seeking a new role — community service — in addition to their traditional teaching and research tasks.

They are extending their programs and facilities beyond the student body and into surrounding communities, and developing new extension projects specifically for community residents, many of whom are poor and lacking the qualifications usually considered necessary for college education.

These projects are made possible through federal funds channelled through the Department of Community Affairs from the U.S. Office of Education. During this fiscal year, colleges and universities, especially those in urban settings, have been awarded \$326,589 in grants through the Department's Community Service and Continuing Education program. The grants are financed under Title I of the federal Higher Education Act of 1965.

At present, 11 institutions are participating in 12 such projects.

John M. Cooney, state administrator of the Title I extension program, said that the emphasis of the program is being shifted from experimental or demonstration projects toward activities that would involve the full commitment of the college to community extension service.

"We are not interested in one-shot research or consultant projects any longer," said Cooney. "We are looking for programs which actually will move the college out into the community and which will accomplish basic institutional change within the college."

The following are examples of community service projects now being conducted in the State:

▶ Inner-city store front centers have been set up in Newark and Jersey City by Seton Hall University and St. Peter's College.

The Seton Hall center in Newark's East Ward, financed by a \$7,608 Department grant, is offering a series of 12 weekly seminars explaining local, state and county government func-

tions, and local programs in education, housing, welfare, police-community relations and Model Cities. The civic improvement program is attended by 50 Newark ghetto residents.

The St. Peter's center is designed to bring the skills of students and faculty members to disadvantaged Jersey City residents and small businessmen. It is financed by a \$16,930 Department grant.

Under the program, Spanish-speaking residents of the area are becoming fluent in English. The program revealed a need for high school equivalency classes which are now included in the curriculum.

An inner-city business project, organized by a 29-year old college student, also is part of the center's activity. Faculty members, as well as local lawyers, bankers, accountants, Internal Revenue Service officials, and investment representatives, instruct 32 local businessmen in basic business skills.

▶ An urban center program is being



STORYBOOK CHARACTERS — Mrs. Shirley Lotz (left) and Mrs. Judith O'Shea display puppets they made in their teacher aide training project at Middlesex County College.



SITE PLANNING — This model site, on which blighted areas are being planned in a desired manner, is available at the Princeton University Urban Planning Institute to aid members of Model Cities neighborhood

ities ... off and on Campus

developed in Camden by Rutgers University, College of South Jersey, which is located there.

► Mercer County College has enrolled 20 military veterans and is providing them scholarships, funds for living expenses, and work experience related to their chosen professions. A \$19,400 Department grant is helping to finance the project.

► Middlesex County College is training housewives to be teacher aides to work with master teachers in the county's schools. The college has received placement offers for 36 aides. By June, 25 will have completed their two-semester program. The project has received a \$14,252 grant.

► Two Spanish bilingual institutes have been set up with Title I funds in Middlesex and Camden Counties.

Middlesex County College is teaching conversational Spanish to high school teachers who work in Spanish-speaking communities. Camden County College's institute teaches

OPEN DOOR — Archie Chiles, principal of the Rutledge Avenue Project School in East Orange, welcomes students in his office at any time. Chiles, a graduate of Project NOW, was a guidance counselor intern before assuming his present position.



Photo by Sol Libsohn

Spanish language and culture to 85 law enforcement officers in three centers.

► Princeton's Research Center for Urban and Environmental Planning has developed a program to train Model Cities Neighborhood Councils and community-based sponsors of non-profit housing in techniques of actively involving the community in the planning process.

► In another project designed to assist Model Cities representatives, Upsala, Essex County and Newark State Colleges have established a cooperative orientation program for the East Orange Model Cities Neighborhood council and local officials. (An article about the project appears on page 2.)

► Curriculum changes have also been effected through Title I grants, according to Cooney. Livingston College, a new liberal arts college in the Rutgers University system, and Upsala College both have developed seminars on the city. Undergraduates will receive credit for study and work in city government and other community agencies.

► On the graduate level, an unusual program to train elementary and high school guidance counselors is under

way at Newark State College. Known as Project NOW, the program emphasizes the need for on-the-spot counseling. Project NOW interns working in schools throughout the state are enrolled in masters degree programs in student personnel services.

Project grants are made to the colleges and universities by the Department after review by the State Title I Advisory Council, a group of college and community leaders and the Commissioners of Education and Community Affairs and the Chancellor of Higher Education.

Each participating institution is required to form a faculty-student-administration academic advisory council for community service programs. In addition, it is required to form a similar council composed of citizens from the community which the extension project is designed to serve.

These councils and the university determine the future of an extension project. State funding is committed on a one-year basis so that resources are available to start new projects each year. The goal is to encourage universities eventually to take over complete financing for programs they deem successful.



representing buildings can be arranged in any design. Research Center for Urban and Environmental Planning in planning and community improvements.

Quaker Group to Aid Elizabethport Families in Relocation

The American Friends Service Committee (AFSC) will begin a three-year relocation and rent supplement project in Elizabeth under a \$152,805 grant from the Department.

The grant will be used to secure suitable housing for some 50 large, low-income families who must move from their homes in the Elizabethport section of the city. Their homes are subject to demolition because of the New Point Road urban renewal project, expansion of the New Jersey Turnpike and other road construction, and the city's code enforcement activities.

The grant is being made from the Department's \$2.25 million state aid fund for relocation and rent supplements.

In announcing the grant, Claude P. Miller, director of housing program development, said there is a severe shortage of adequate low-cost housing for large, low-income families

in Elizabeth. He said the grant would enable eligible families to move into housing that would otherwise be beyond their means.

AFSC will operate the project through its Housing and Urban Affairs Program in Elizabeth. Wray Bailey, director of the AFSC Elizabeth program, said the project would be experimental and would attempt to establish a "workable, humane procedure as a prototype for future programs" that could continue after the three-year project ends.

Besides helping the family to relocate, Bailey said, the project would offer the families counseling and supporting services, particularly in adjusting to their new housing and in making the transition from rent supplements to full assumption of rental costs.

He said that some of the families would be able to purchase their own homes with financial assistance from the project.

Miller pointed out that private organizations play an important partnership role with the State in the rent supplement program.

"We encourage private groups, such as AFSC, to apply as sponsors," he said. "In addition, the private realtors and landlords participate in the sale and rental of homes, receiving the fair market value of the housing they provide to the relocated families and individuals."

AFSC, an international service organization of the Religious Society of Friends (Quakers), has been working with residents, public officials and other private groups in Elizabeth to help meet local housing needs. It has offered technical assistance in the areas of housing and health, landlord and tenant rights and responsibilities, relocation, home purchasing and home rehabilitation, and has worked for open housing in the metropolitan Elizabeth community.

35 Municipalities Join Cooperative Inspection Program

Nearly 10 per cent of the hotels and multi-family dwellings covered by the State's housing inspection code have been registered by local inspectors during the current fiscal year under a new cooperative program.

Schuyler Jackson, director of the Department's Division of Housing and Urban Renewal, gave this progress report on the State-Local Cooperative Housing Inspection program, administered by his division. He said that:

▶ Thirty-five municipalities are now registering buildings under the cooperative program, and five of them are also inspecting buildings.

▶ Commitments totaling \$411,535 have been made to these municipalities from the \$500,000 state aid appropriation under which the program is financed. Additional contracts which are pending will exhaust the appropriation by the end of the fiscal year.

▶ More than 10,000 buildings have been registered by local inspectors under the program to date. There are an estimated 115,000 buildings under state jurisdiction.

"Between 50 and 100 hotel and

multiple-dwelling registrations are received each day," Jackson said. "If this keeps up, and we have no reason to think it won't, the major portion of the buildings under state jurisdiction will be located and registered by the end of the calendar year."

The Cooperative Housing Inspection program provides a municipality with a \$10 state grant-in-aid credit for each hotel or motel of ten or more units and each multiple dwelling of three or more units which it registers for the State.

The Hotel and Multiple Dwelling Health and Safety Law of 1967 requires that such buildings be registered with the division's Bureau of Housing Inspection, and be inspected periodically.

The inspection phase of the program, which is being tried on an experimental basis in five communities this year, provides for local housing inspection forces to receive a state credit of \$10 for every unit of housing under state jurisdiction which they inspect.

Registration contracts signed to date include:

Asbury Park, \$20,000; Bayonne, \$19,500; Bordentown City, \$700; Bound Brook, \$3,500; Burlington, \$2,000; Camden City, \$20,000; Clementon, \$2,000; East Brunswick, \$2,500; East Paterson, \$2,500; Franklin Township, \$1,000; Hackensack, \$4,280; Highland Park, \$2,000; Hoboken, \$9,000; Jersey City, \$75,000; Long Branch, \$5,000; Mount Holly, \$1,500; New Brunswick, \$15,000; Newark, \$63,000; Orange, \$8,000.

Also, Parsippany-Troy Hills, \$6,000; Passaic, \$15,000; Plainfield, \$6,500; Rahway, \$1,540; Ramsey, \$1,500; Spotswood, \$100; Springfield, \$250; Teaneck, \$4,000; Trenton, \$24,000; Washington Borough, \$1,000; Wayne, \$2,500; West Milford, \$1,500; West Orange, \$4,500; Wildwood, \$4,000; Wildwood Crest, \$4,000; and Woodbridge, \$3,000.

The following communities are under contract to perform inspections: Bayonne, \$30,000; Franklin Township, \$5,000; Orange \$9,665; Trenton, \$29,000; and Wildwood Crest, \$2,000 (for multiple dwellings only).

Urban Renewal Aid Cuts Local Share Costs for 5 Projects

Five urban renewal assistance grants totaling \$443,386 have been awarded by the Department's Division of Housing and Urban Renewal.

The grants went to Trenton, Irvington, Carteret (Middlesex County), Salem and Cape May City. They were made from the Department's \$1.5 million Urban Renewal Assistance Fund.

James Chew, chief of the division's bureau of urban renewal, said in announcing the awards, "These funds will enable the local governments to meet local share costs of their federally aided urban renewal projects."

Under the grant arrangement, all five municipalities will participate in the Department's State-Local Cooperative Housing Inspection program. Under the program, local inspectors register and inspect hotels, motels and multiple dwellings in their municipalities, in return for additional state grant-in-aid credits.

Trenton's \$200,000 grant will be used in connection with its recently approved NDP project, which provides for the redevelopment of the entire Center City South renewal area. The initial NDP plan calls for clearing substandard buildings, and developing commercial, mall and public facilities, including an improved water and sewer network, improved traffic circulation, parking areas, parks and underground utilities.

Irvington received a \$40,950 grant to help meet local share cost of its

federally aided code enforcement project. The state grant will finance capital and public improvements and a concentrated housing code enforcement project in a section of a declining 248-acre residential neighborhood in the South Ward, near the Newark boundary.

Carteret Borough's \$166,696 grant will help finance renewal activities in the 83-acre Chrome Urban Renewal Project area, which includes part of the borough's main shopping district. The major renewal activity will concentrate on clearance, rehabilitation and construction of 299 low- and moderate-income housing units, parks and playgrounds in the residential neighborhood.

Improvements in the business area will include a mall, new and rehabilitated stores, parking lots and better streets.

Salem's \$10,740 grant will cover the cost of preparing an NDP application. The Salem Housing Authority will use the advance to develop detailed plans for building low- and moderate-income housing on a nine-acre site near the downtown area.

Cape May's \$25,000 advance will be used to prepare an NDP application for the City's 36-acre Cape Island Creek renewal area. The major portion of the project area will be developed for industrial use.

New moderate- and low-income housing also will be included in the

project area's lower section, adjacent to a public housing project for the elderly in a former urban renewal area.

COUNCIL from page 1

ing of the task force in Princeton on March 26. After being circulated to the committee of governors for approval, it will be sent to appropriate federal officials, and will finally be submitted to the National Governors' Conference at its annual meeting in Colorado Springs, Colo., Aug. 31 through Sept. 3.

The recommendations cover national growth policy; planning and community development; housing, renewal and relocation, and the Model Cities program.

Governor Hughes' Committee on Community Development and Urban Relations is one of seven committees of the Governors' Conference. Fourteen states are represented on the task force.

Two years ago, the committee published a major staff study on state-urban relations, which contained 85 recommendations for state action in such urban problem areas as housing, employment, urban transportation, law enforcement, and state administrative reorganization and fiscal reform. The current report cites that study, which the governors approved at their 1967 annual meeting, as "the major reference for state action in all aspects of urban problems."

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