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Battle Of The Hudson

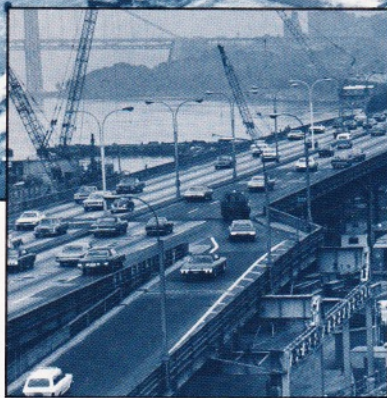
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BATTLE OF THE HUDSON



NYC's West Side Highway

**By Bill Glovin,
Assistant Editor**

NEW YORK, NEW YORK. The Big Apple. Our Sister State. The city where big is biggest and bright is brightest. Broadway. Wall Street. Madison Square Garden. Lincoln Center. If you can make it there, you'll make it anywhere. So many neighborhoods, hotels, restaurants, jazz clubs and discos, that if you went out every night for 10 years, you couldn't hit them all. And that's without venturing into



Jersey City's Newport City



Hizzoner Ed Koch of New York holds forth with Deputy Mayor (of finance and economic development) Alair Townsend.

the other four boroughs.

For decades, New Jersey was in the shadow of the big city. And to a certain extent, it's still that way. Many residents will gladly admit to settling in New Jersey because of its proximity to Manhattan or because their ancestors lived in New York City. New Jerseyans also realize that people around the world envy the countless cultural advantages that are nearby. In fact, the big city's ability to overwhelm is one of the characteristics that makes it so fascinating.

And while New Jersey still leads the nation in jokes made about it, residents have never resented that nearly as much as the provincial attitude on the part of some New Yorkers. Sure, they know what's said about the turnpike, swamps and garbage dumps is true, but there are also the many attributes—an attractive coastline, rich farms, scenic mountains to the west and hundreds of peaceful, tree-lined communities. Those still showing traces of a Garden State inferiority complex can always take solace in the fact that Woodrow Wilson, Paul Robeson, Frank Sinatra, Count Basie, Bruce Springsteen, Lou Costello, Meryl Streep, Jack Nicholson, Vince Lombardi and Carl Lewis were raised here. Thomas Edison, Alexander Graham Bell and Albert Einstein thought enough of New Jersey to make it their home.

Through the years, as Manhattan has become increasingly crowded and expensive and as many of the neighborhoods in the outer boroughs began to deteriorate, more and more New Yorkers have sought sanctuary in New Jersey. The word spread fast that the state across the river was an easier commute than Long Island, Westchester and even most parts of the outer boroughs to their Manhattan jobs.

Residents on the West Side of Manhattan first saw high-rise apartment buildings going up in New Jersey along Boulevard East near the Lincoln Tunnel in Weehawken, West New York

and North Bergen. Construction soon stretched to the George Washington Bridge in Edgewater, Cliffside Park and Fort Lee. A proliferation of fancy developments calling themselves names such as Horizon House, Mediterranean Towers and Winston Towers were being built faster than one could say Joisey. And while new buildings spouted, longtime residents who were getting an obstructed view of the majestic Manhattan skyline began to contest what municipal officials called the price of progress and lower ratables for the majority of residents. Redevelopment in Hoboken, which had been decaying and losing its middle class, has been astounding.

Throughout the state, corporate offices, industrial parks, hotels, condominiums, housing developments and shopping malls are still being built. Development has spanned the terms of three governors and has stretched to the west past Morristown and as far to the south as Princeton, Cherry Hill and Atlantic City. Route 80 now assumes the characteristics of the Long Island Expressway and at last count, four New York sports teams, in a sea of controversy, play at New Jersey's \$300-million sports complex. Signs of an inferiority complex are increasingly harder to detect.

ROOTS OF CONTROVERSY

Economic competition between the states dates back to the development of the Port Authority. In hindsight, however, most observers point to the Meadowlands development in the 1970's as the spark for what has become an escalating war for tax dollars and jobs.

The power brokers in New Jersey felt New York's developers, bankers and politicians—Nelson and David Rockefeller in particular—maneuvered behind the scenes to sabotage Meadowlands construction.

"Governor Rockefeller wanted to build his own sports complex on the site of the Long Island Railroad yards," recalls PSE&G Vice President Bob Franklin. "The day the Meadowlands deal was supposed to be completed, David Rockefeller pulled out \$50 million in an attempt to kill it. The New Jersey boys got together and asked for one more day to get the bond money together. The next day they made the deal without them."

While most officials and developers promote the concept of regionalism in private, both sides are working through the courts, in Congress and through the media to promote and protect their interests.

Rep. Chuck Schumer of Brooklyn, one of New York's spokesmen in some of the staged debates which have ensued over recent years, tries to put his finger on the extent and effect of

the disputes: "The private word among politicians on both sides in Congress is some of the New Jersey press, because it helps sell papers, has blown it out of proportion." At the same time, however, he adds that "there's no doubt problems need to be smoothed over and that we're hurting each other. I'd like to see Governor Cuomo and Governor Kean call a summit and say, hey, this is working out to the detriment of both sides. There's always going to be disputes in a metropolitan area. Let's try to work them out among ourselves. I'm not that optimistic at this point—tempers are pretty flared up."

"The problem is not between the states, but between New York City, Jersey City and the municipalities on the waterfront," claims Borden R. Putnam, New Jersey's Commissioner of Commerce and Economic Development. "Mayor Koch views development on our side as more of a threat than an opportunity. I don't believe anyone's been hurt by development on either side."

New York City officials insist they have no ill feelings toward the state; whatever's transpired is in the past and it's just business. They also add that while Manhattan may be in the middle of one of its greatest office building booms in history, the outer boroughs are still experiencing an exodus of business and middle class residents.

New York Deputy Mayor of Finance and Economic Development Alair Townsend says some 8,000 jobs leave the city each year, 250,000 residents are unemployed and one million residents are below the poverty line. The majority of those 8,000 lost jobs, she claims, end up in New Jersey. "These are numbers we have to live with every day," she adds.

Townsend points to a Port Authority of New York and New Jersey chart on contract awards for office buildings as proof that New Jersey developers shouldn't complain as much as they seem to. From 1975 to 1984, the chart shows about 41 million square feet of office space came to the city, 25 million square feet to the city's suburbs and over 63 million square feet to nine New Jersey counties.

While Townsend expresses the city's growing concern for the welfare of the outer boroughs, Rep. Schumer of Brooklyn claims part of the reason New Jersey development is so far out ahead of the outer boroughs results from years of neglect on the part of New York City government, "which for far too long had a strictly Manhattan mentality.

"It's nice to see that attitude changing, but let's face it, when you compare the states, we have a greater welfare