

MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, JUNE 16, 2015 AT THE OFFICES OF THE PARKING AUTHORITY, 14 MAPLE AVENUE, SUITE 101, MORRISTOWN, NEW JERSEY, AT 6:00 P.M. PREVAILING TIME

The meeting was called to order by Chairperson Brady, who then announced that “Notice of this meeting was provided in accordance with a Resolution adopted by the Board of Commissioners of the Parking Authority of the Town of Morristown, New Jersey at the Reorganization Meeting on January 6, 2015, setting forth the time, date and location of each meeting. A copy of the Resolution was distributed to The Daily Record and The Star Ledger, filed with the Executive Director of the Parking Authority, posted on the Bulletin Board at the Parking Authority Office building and mailed to any person who has requested and prepaid the established fee for such mailing”.

Present: Commissioners Gervasio, Lucia, Tighe and Chairperson Brady

Also Present: Council President Feldman, George Fiore, Executive Director, Patrick W. Geary, Operations Manager, Mark Axelrod, Assistant Director, Robert Beckelman, Esq.

Absent: Commissioner Stamato

At this point, The Executive Director presented the Minutes of the May 19, 2015 Regular Meeting. On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the Minutes were approved.

At this point, The Executive Director presented the Minutes of the Executive Session of the May 19, 2015 Regular Meeting. On motion of Commissioner Lucia, seconded by Chairperson Brady, the Minutes were approved.

On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the Board moved into Executive Session.

At this point, Mr. Beckelman recused himself and returns after Executive Session.

At this point, Chairperson Brady was authorized to countersign, on behalf of the Morristown Parking Authority, the June 10, 2015 letter from Steven R. Tombalakian, Esq, Weiner Lesniak, LLP, granting a sixty (60) Day-Period of Exclusivity for Bijou Properties and the Morristown Parking Authority to negotiate for the possible development of Lot 3R, also known as Block 3602, Lot 13. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the motion carried on the following vote:

Ayes: Commissioners Gervasio, Lucia, Tighe and Chairperson Brady

Nays: None

Absent: Commissioner Stamato

There were no Public Comments.

There was no Mayor's Report.

Town Council Liaison's Report:

Town adopted Speedwell Phase 2 Plan.

Feldman copied on noise, mentioned expansion of neighboring project bar.

Clerk now certified.

Received complaint ticket machine on Lot 15 often not working.

No objector at rate meeting, but expected once implemented

NY Times article notes cities, not private entities should control parking

The following communications were presented for the record:

Under date of May 20, 2015

To: NJ Division of Local Government Services
From: George Fiore, Executive Director

Letter enclosing a copy of Resolution No. 28-2015, and group affidavit form for the annual audit report for the fiscal year ended December 31, 2014, along with a copy of Synopsis of Audit published on May 5, 2015. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of June 1, 2015

To: Kevin Harris
From: George Fiore, Executive Director

Letter enclosing 8 copies of the Parking Authority's fiscal and calendar year 2014 Annual Audit of the parking system as a whole. On motion of Commissioner Gervasio, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of June 1, 2015

To: Maria Norton
From: George Fiore, Executive Director

Letter enclosing a copy of the Parking Authority's fiscal and calendar year 2014 Annual Audit of the parking system as a whole. On motion of Commissioner Gervasio, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of June 1, 2015

To: David Brown
From: George Fiore, Executive Director

Letter enclosing a copy of the Parking Authority's fiscal and calendar year 2014 Annual Audit of the parking system as a whole. On motion of Commissioner Gervasio, seconded by

Commissioner Tighe, the letter was accepted for file.

Under date of May 13, 2015

To: Maryann Dillon and Kevin Harris
From: George Fiore, Executive Director

Letter enclosing a clean copy of the MPA's Parking Rules and Regulations document reflecting changes made on May 3, 2015. One copy for the office of the Town Clerk and two copies for the Municipal Court are also enclosed. On motion of Commissioner Tighe, seconded by Commissioner Gervasio, the communication was accepted for file.

Under date of May 14, 2015

To: Chana Fitton
From: George Fiore, Executive Director

Correspondence as a follow-up to Mr. Fiore's meeting with Ms. Fitton advising Ms. Fitton to feel free to have her planners contact the MPA with any questions prior to meeting again. On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the letter was accepted for file.

Under date of May 15, 2015

To: Bill Renna
From: Mark Axelrod

Correspondence expressing congratulations on the store in Morristown. The correspondence also inquires as to whether Mr. Renna will need to extend the permits he purchased for a month at the Dalton Garage and whether or not his employees who have enrolled in parking programs are satisfied. The correspondence requests that Mr. Renna inform his employees not to exceed the parking regulations in the residential areas near the store as the posted parking regulations are enforced. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of May 15, 2015

To: Richard Milder
From: Robert Goldsmith

Letter enclosing an original and two copies of the Estoppel Certificate of the Parking Authority of the Town of Morristown dated May 13, 2015 executed by the Executive Director, George Fiore. On motion of Commissioner Tighe, seconded by Commissioner Gervasio, the letter was accepted for file.

Under date of May 18, 2015

To: Michael Rogers
From: Mark Axelrod

Letter stating that several business owners have expressed their concerns through the Morristown Partnership and to the MPA that customers cannot park and easily access their stores during 10am-11am as the loading zone restriction exist. The letter also states that several stores along the alleyway parallel to South Street all state that their deliveries are received by 10am at the latest; and the metered parking spaces along DeHart are not used for their deliveries for the last hour (10am-11am). The letter requests that the town reconsider the 7am-11am time frame assigned to the loading zone area along the described area of DeHart Street and repost it as 7am-10am. The letter further states that the MPA and the

Morristown Partnership support this proposed change in time frame. On motion of Commissioner Tighe, seconded by Commissioner Gervasio, the letter was accepted for file.

Under date of May 19, 2015

To: Council President Feldman
From: George Fiore, Executive Director

Letter regarding Ordinance No. 0-12-2015 which states that with respect to the matter of apps for both payment for parking and extension of parking time and related issues or unlawful extension, the MPA suggests that a similar ad hoc committee collaborate to analyze recommended practices and procedures going forward. The letter lists a number of questions that were asked by members of the Council and Administration and states that the Town's Mater Plan and best practices encourage higher on-street rates compared to off-street rates. The letter further states that this proposed rate increase helps to approach that important and real and perceived incentive to increase turnover of on-street parking. On motion of Commissioner Gervasio, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of May 20, 2015

To: Joseph Broderick
From: George Fiore, Executive Director

Letter enclosing an executed copy Binsky & Snyder Service, L.L.C. Agreement for the contract period June 1, 2015 through May 31, 2016. On motion of Commissioner Gervasio, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of May 26, 2015

To: Francis Regan
From: Robert Goldsmith

Letter advising that at the meeting of the Board of Commissioners of the Parking Authority of the Town of Morristown on May 19, 2015 the Board of Commissioners by Resolution No. 36-2015 unanimously authorized the retention of services by Francis Regan for the Parking Authority with respect to negotiations with Bijou Properties, LLC for Lot 3R in the Town of Morristown. On motion of Commissioner Gervasio, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of May 26, 2015

To: Alan Ackerman
From: Robert Beckelman

Correspondence in response to Mr. Ackerman's May 21, 2015 letter regarding 18 Bank Parking Agreement. The correspondence forwards Mr. Beckelman's email from January 13, 2015 advising that the spaces are no longer available. On motion of Commissioner Gervasio, seconded by Commissioner Tighe, the communication was accepted for file.

Under date of May 26, 2015

To: James Gervasio
From: Karen Johansen

Letter advising that the Speedwell Avenue Redevelopment Project has displaced the Morristown Ambulance Squad and it currently has no location for a headquarters, temporary or permanent. The letter states that while the Morristown Ambulance Squad continues to search for a permanent location, it needs to secure a location for a temporary trailer or mobile

home to serve as headquarters. The letter then inquires whether the MPA would allow the Ambulance Squad to set up a temporary trailer or mobile home (including ambulances) in the Mall Lot (Washington Street and Cattano Avenue), or perhaps on another lot that is available. On motion of Commissioner Gervasio, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of May 27, 2015

To: Karen VanDerhoof
From: George Fiore, Executive Director

Correspondence enclosing the Addendum to the Parking Agreement between CCM and the MPA. On motion of Commissioner Tighe, seconded by Commissioner Gervasio, the letter was accepted for file.

At this point, Mr. Gervasio recused himself.

At this point, under the Report portion of the meeting, the Executive Director presented to the Board the April 2015 Monthly Enforcement Report. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the April 2014/2015 Comparative Meter Revenue Report. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the April 2014/2015 Comparative Cash Revenue Report. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the April 2014/2015 Year-to-Date Revenue Summary. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the MPA Employee 2015 Vacation Request Schedule.

At this point, under the Old Business portion of the meeting, the Executive Director presented confirmation-DAC Transmitted Annual Disclosure to MSRB-EMMA (2014 Audited Financial Statements).

At this point, under the Old Business portion of the meeting, the Executive Director presented confirmation-DAC Transmittal Annual Disclosure to MSRB-EMMA (2014 Operating Data).

At this point, under the New Business portion of the meeting, the Executive Director presented Informational – 14 Maple Avenue Tenant Handbook (2015).

At this point, under the New Business portion of the meeting, the Executive Director presented Proposal – Vail Parking Ramp Slab and Joint Repairs. The Executive Director recommended Bottoni Construction, Robbinsville, NJ, as the current lowest bidder at \$8,775.00. There was no deadline submit date on the request for proposal. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the proposal was authorized on the following vote:

Ayes: Commissioners Lucia, Tighe and Chairperson Brady
Nayes: None
Absent: Commissioner Gervasio, Stamato

At this point, under the New Business portion of the meeting, the Executive Director presented Proposal – L & J Concrete Construction, Somerville, NJ, \$16,000.00.

At this point, under the New Business portion of the meeting, the Executive Director discussed Building C request from Mr. Santola for easement from the MPA for improvements and path construction. Following a long general discussion it was suggested that certain conditions be required, including, but not limited to, prohibiting any grills and creating any smoke in the easement area; an obligation by the developer to provide protective fencing in the garage if required; a limit term agreement with extension options; and maintenance rights.

At this point, under the New Business portion of the meeting, the Executive Director discussed canopy and whether or not fencing be required on garage.

The following Resolutions were presented for the record:

Resolution No. 39-2015: (Operating Fund Bills). On motion of Commissioner Tighe, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

Ayes: Commissioners Lucia, Tighe and Chairperson Brady
Nayes: None
Absent: Commissioner Gervasio, Stamato

Resolution No. 40-2015: (Improvement Fund Bills). On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the Resolution was adopted on the following vote:

Ayes: Commissioners Lucia, Tighe and Chairperson Brady
Nayes: None
Absent: Commissioner Gervasio, Stamato

Resolution No. 41-2015: (Authorizing the Hiring of a Morristown Parking Authority Employee). On motion of Commissioner Tighe, seconded by Commissioner Gervasio, the Resolution was adopted on the following vote:

Ayes: Commissioners Lucia, Tighe and Chairperson Brady
Nayes: None
Absent: Commissioner Gervasio, Stamato

Resolution No. 42-2015: (Authorizing the Hiring of a Morristown Parking Authority Employee). On motion of Commissioner Tighe, seconded by Commissioner Gervasio, the

Resolution was adopted on the following vote:

Ayes: Commissioners Lucia, Tighe and Chairperson Brady
Nays: None
Absent: Commissioner Gervasio, Stamato

Resolution No. 43-2015: (Authorizing an Agreement for a 60 Day-Period of Exclusivity for Bijou Properties and the Morristown Parking Authority to Negotiate for the Possible Development of Lot 3R, also known as Block 3602, Lot 13). On motion of Commissioner Tighe, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

Ayes: Commissioners Lucia, Tighe and Chairperson Brady
Nays: None
Absent: Commissioner Gervasio, Stamato

There being no further business to be transacted, on motion of Commissioner Tighe, seconded by Commissioner Lucia, the meeting was held adjourned.

George Fiore, Executive Director

James Gervasio, Secretary

Prepared By: Robert Beckelman, Esq.