

**MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, MARCH 5, 2013, 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 Lucia, 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 3, 2013, 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: Chairperson Lucia and Commissioners Brady, Garibian\* and Gervasio

Also Present: George Fiore, Executive Director, Robert S. Goldsmith, Esq., Parking Authority Counsel, Parking Consultant Gerard Giosa

Absent: Commissioner Elms

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At this point, the Executive Director presented the Minutes of the February 19, 2013. On motion of Commissioner Brady, seconded by Chairperson Lucia, the Minutes were approved.

At this point, the Executive Director presented the Minutes of the February 19, 2013 Executive Session. On motion of Chairperson Lucia, seconded by Commissioner Gervasio, the Minutes were approved.

At this point, the Executive Director advised the Board that based on his direction from the Board of Commissioners, he had negotiated with a major user for a discount of 18% consistent with the authorization granted.

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The following communications were presented for the record:

\*At this point, Commissioner Garibian joined the meeting

Under date of February 7, 2013

To: Morristown Parking Authority  
From: Allen Hantman, Esq.

Notice of Hearing to Property Owners advising that on February 28, 2013 the Planning Board will hold a public hearing to consider the application of Kelido, Inc. for property located at 59-61 Morris Street, Block 4801, Lot 6. Applicant seeks approval for a proposed revision to the façade together with addition of a covering of the existing stairwell to protect area from weather and reconstruction of the retaining walls to enhance their functionality, etc. On motion of Commissioner Gervasio, seconded by Chairperson Lucia, the notice was accepted for file.

Under date of February 20, 2013

To: Morristown Parking Authority  
From: Douglas R. Henshaw, Esq.

Notice of Hearing advising that Applicant has made an application to the Planning Board seeking preliminary and final major site plan approval and bulk variance relief for the

proposed expansion to the existing structure/use of the property located at 3 South Street, Morristown, New Jersey. Said hearing to be held on February 28, 2013. On motion of Chairperson Lucia, seconded by Commissioner Garibian, the notice was accepted for file.

Under date of February 25, 2013

To: Mr. John Bonanni  
From: George Fiore, Executive Director

Letter enclosing signed copy of the Letter Agreement (dated February 19, 2013) between the County of Morris and the Morristown Parking Authority. On motion of Commissioner Gervasio, seconded by Commissioner Garibian, the letter was accepted for file.

Under date of February 25, 2013

To: Michael I. Halfacre, Director  
Division of Alcohol Beverage Control  
From: George Fiore, Executive Director

Letter sent on behalf of the Morristown Parking Authority advising that the Parking Authority has been involved in a number of significant development and redevelopment projects in the Town of Morristown, specifically Vail Mansion Redevelopment Project. The completion and occupancy of the Mansion unit will have significant financial benefits and it will facilitate the operations of the Association. The Parking Authority confirms the support for the special license request. On motion of Commissioner Garibian, seconded by Chairperson Lucia, the letter was accepted for file.

Under date of February 25, 2013

To: Lawrence Cohen, Chair  
Board of Adjustment  
From: George Fiore, Executive Director

Letter enclosing revised chart distributed at the meeting which now includes the locations of the respective facilities, together with a map to assist in determining the location and names of the respective facilities. The letter further advises that the chart will be updated every six (6) months based upon bi-annual parking counts in order to keep it current. Vail Mansion will not be included as a facility available for residential use given the extent of Community Theater events. On motion of Chairperson Lucia, seconded by Commissioner Brady, the letter was accepted for file.

Under date of February 28, 2013

To: Chief Peter Demnitz  
From: George Fiore, Executive Director

Letter sent on behalf of the Board of Commissioners, Administration and staff of the Morristown Parking Authority congratulating and thanking Chief Peter Demnitz for his years of service to the Town of Morristown. On motion of Chairperson Lucia, seconded by Commissioner Garibian, the letter was accepted for file.

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At this point, under the Report portion of the meeting, the Executive Director presented to the Board the January 2013 Monthly Enforcement Report. On motion of Commissioner Garibian, seconded by Commissioner Brady, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the January 2012/2013 Comparative Meter Revenue Report. On motion of Commissioner Garibian, seconded by Commissioner Brady, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the January 2012/2013 Comparative Cash Revenue Report. On motion of Commissioner Garibian, seconded by Commissioner Brady, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the January 2012/2013 Year-to-Date Revenue Summary. On motion of Commissioner Gervasio, seconded by Commissioner Brady, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the January 2013 After Hours Overtime Report. On motion of Commissioner Gervasio, seconded by Commissioner Brady, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the February 2013 After Hours Overtime Report. On motion of Commissioner Gervasio, seconded by Commissioner Brady, the report was accepted for file

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At this point, under the Old Business portion of the meeting, the Executive Director advised the Board of Commissioners that after the last Morristown Parking Authority board meeting, he was driving through some of the lots and he noticed the security officer sleeping at Lot 8. He contacted the Security Service and the Security Person involved is no longer assigned to the Morristown Parking Authority.

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At this point, under the New Business portion of the meeting, Mr. Giosa presented a proposal for MPA Surface Parking Facilities Improvements. The presentation was well received. The initial proposal will provide for 5 new multi-space meters; 2 in Lot 8, 3 in Lot 10 and 6 replacement meters. The new multi-space meters increase the security factor with respect to revenues. Mr. Giosa and Mr. Fiore will make further inquiry with respect to potential savings on multiple purchases, consider and present other improvement options and will also provide a cost estimate for the next meeting. There was some discussion of whether the program should be phased in and the Administration agreed that it would consider that possibility as well.

At this point, under the New Business portion of the meeting, there was a brief discussion of credit card meters. Mr. Fiore advised that he was concerned that it would be a net loss given the respective costs involved. Mr. Giosa concurred and the Board will be provided with more detailed data with respect to the possible installation of credit card meters. Commissioner Brady indicated that she was opposed to such a proposal at this time.

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At this point, on motion of Commissioner Gervasio, seconded by Commissioner Garibian, the Board moved into executive session.

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The following Resolutions were presented for the record:

Resolution No. 15 -2013 - Operating Fund Bills. On motion of Commissioner Garibian, seconded by Chairperson Brady, the Resolution was adopted on the following vote:

Ayes: Chairperson Lucia and Commissioners Brady, Garibian and Gervasio  
Nays: None  
Absent: Commissioner Elms

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There being no further business to be transacted, on motion of Commissioner Gervasio, the

meeting was held adjourned.

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George Fiore, Executive Director

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Margret Brady, Secretary

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Prepared By: Robert S. Goldsmith, Esq.