

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, APRIL 17, 2018 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 Stamato, 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 4, 2018, 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 Brady, Gervasio, Lucia, Tighe and Chairperson Stamato

Also Present: Michael Fabrizio, Executive Director, Mark Axelrod, Director of Operations, Gregory Deal, Director of Facilities, Robert S. Goldsmith, Esq., Robert Iannaccone, Council Liaison, Honorable Timothy Dougherty, Mayor\*, Gerard Giosa, Parking Consultant, Jennifer Wehring, Executive Director, Morristown Partnership

Absent: None

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At this point, The Executive Director presented the Minutes of the March 20, 2018 Regular Meeting. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the Minutes were approved.

The February 20, 2018 Regular Meeting and Minutes were authorized on the following vote:

Ayes: Commissioners Brady, Lucia, Tighe and Chairperson Stamato

Nayes: None

Absent: Commissioner Gervasio

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There were no Public Comments.

The Mayor suggested that the Parking Authority should consider a congestion parking policy with higher rates based on location and was comparing similar policies in places such as San Francisco and New York. The Mayor also complimented the Morristown Parking Authority with respect to the residential enforcement program.

Councilman Iannaccone mentioned discussions with respect to the Morristown Tree Ordinance and tree trimming and maintenance to reduce the risk of power outages throughout the Town, the possibility of an open space tax which would double grant leverage, the discussion of rent control to promote diversity in the community and suggested that the MPA might get involved in operation of the Town Hall parking lot.

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The following communications were presented for the record:

Under date of March 21, 2018

To: Roy J. Thibodaux, III, Esq.  
From: New Jersey Intergovernmental Insurance Fund

Letter regarding insurance claim. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of March 27, 2018

To: Ken MacKenzie  
From: Robert Goldsmith

Email regarding mediation for ROW litigation. On motion of Commissioner Lucia, seconded by Chairperson Stamato, the email was accepted for file.

\* At this point, the Honorable Timothy Dougherty, Mayor, joined the meeting.

Under date of April 3, 2018

To: Michael Fabrizio  
From: New Jersey Intergovernmental Insurance Fund

Letter regarding insurance claim [confidential]. On motion of Chairperson Stamato, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of April 6, 2018

To: Quincey Moman  
From: Michael Fabrizio

Letter confirming MPA acceptance of service agreement extension with Johnson Controls. On motion of Chairperson Stamato, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of April 11, 2018

To: James Specht  
From: Michael Fabrizio

Renewal letter for a month-to-month lease extension at 10 Pine Street. On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was accepted for file.

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At this point, under the Report portion of the meeting, Mr. Axelrod presented the March 2018 Comparative Meter 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, Mr. Axelrod presented the March 2018 Off-Street Meter 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, Mr. Axelrod presented the March 2018 Pay Station & Cashier 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, Mr. Axelrod presented the MPA Income YTD. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the report was accepted for file.

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At this point, under the Old Business portion of the meeting, there was discussion of engineering service for the Lot 10 Parking Garage. Chairperson Stamato suggested consideration of other engineering firms recognizing the long history of Desman with the Morristown Parking Authority. It was discussed and it was agreed that the Parking Authority would seek a proposal from Tim Haahs Associates for a proposal for design of the parking garage. It was also noted that the Parking Authority could bring in a different architect to address the aesthetics of the building and in addition there would be civil engineering,

possible planning work and other experts required for the project.

There was an extensive discussion about the need, size, use, function and possible green element of the parking garage being conceived on Lot 10. It was noted that representatives of the Parking Authority had discussed the parking garage concept with adjacent property owners such as Weichert, O'Donnell, Scotto and William Levine. There were concerns raised about the possible use of the post office building, discussion of possible financing assistance from MPAC.

There was also discussion of interim parking. The available parking at the Highlands was discussed with respect to both the commuter parking area as well as the residential area and the Mayor indicated his willingness to speak to Prudential for possible interim use of parking in the residential section of the Highlands Garage.

There was discussion of some possible green type public recreation use on the roof of the parking garage. Mr. Giosa noted that surface parking areas around the proposed Lot 10 Parking Garage would remain to be landscaped but would also serve as the future home of the Morristown Farmers Market. It was indicated that Jennifer Wehring, the Executive Director of the Morristown Partnership, had been engaged in discussions with the Morristown Parking Authority with respect to the continued use of the site for the Morristown Farmers Market. The consensus of the Board of Commissioners was that that was a good public community use and that from a financial design structural point of view other uses such as soccer field, basketball courts were not appropriate or desirable on the roof of the proposed parking garage.

At this point, under the Old Business portion of the meeting, Mr. Fabrizio presented the timeline and acknowledged that it could be delayed for one month to permit consideration of a proposal from Tim Haahs Associates.

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At this point, under the New Business portion of the meeting, the Johnson Controls Software Upgrade Proposal was authorized on motion of Commissioner Lucia, seconded by Commissioner Tighe, on the following vote:

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

At this point, under the New Business portion of the meeting, the Amano Proposal for four new gate arms at the Mall Lot was authorized on the following vote:

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

At this point, under the New Business portion of the meeting, the Bijou rendering for Lot 3R was discussed. There was a very favorable response to the aesthetics and design. There was a discussion regarding negotiations with respect to the covenant on Lot 3R. Mr. Goldsmith advised that the original discussions dating back 2-3 years with New Jersey Transit contemplated an acceptable resolution if 75 public parking spaces were retained for public use. Mr. Goldsmith explained that there were two key aspects of the covenant: (1) The covenant required public parking but not commuter parking, which gave the Parking Authority some leverage; (2) The covenant permitted only public parking. He advised the Board of Commissioners and the Mayor and others attending that New Jersey Transit was now taking the position that the release of the exclusivity provision entitled New Jersey Transit to compensation. At this point, on motion of Commissioner Lucia, seconded by Commissioner Tighe, the Bijou rendering for Lot 3R was accepted for the record.

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Mr. Fabrizio presented a proposal for bonuses to be paid to various MPA personnel for the efforts and commitment made for the March 20<sup>th</sup> and 21<sup>st</sup> snow emergency. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the authorization for the bonuses was granted on the following vote:

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

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There was no Executive Session.

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The following Resolutions were presented for the record:

Resolution No. 30-2018: (Authorizing Execution of Professional Services Agreement Between the Parking Authority of the Town of Morristown and Desman, Inc., for Garage Design and Engineering Services). As previously discussed the Resolution was tabled for a proposal from Tim Haahs Associates.

Resolution No. 31-2018: (Authorizing the Payment of the Operating Fund Bills). On motion of Chairperson Stamato, seconded by Commissioner Lucia, the Resolution was authorized on the following vote:

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

Resolution No. 32-2018: (Authorizing the Payment of the Improvement Fund Bills). On motion of Commissioner Tighe, seconded by Commissioner Lucia, the Resolution was authorized on the following vote:

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

Resolution No. 33-2018: (Authorizing the Payment of the Lot 10 Redevelopment Fund Bills). On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the Resolution was authorized on the following vote:

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

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

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Michael Fabrizio, Executive Director

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Richard L. Tighe, Secretary

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Prepared By: Robert S. Goldsmith, Esq.