

**MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, DECEMBER 20, 2016 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 Tighe, 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 5, 2016, 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, Stamato and Chairperson Tighe

Also Present: Michael Fabrizio, Interim Executive Director, Gregory Deal, Field Manager, Mark Axelrod, Assistant Director, Robert S. Goldsmith, Esq., Gerard Giosa, Level G Associates

Absent: None

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At this point, The Executive Director presented the Minutes of the December 6, 2016 Regular Meeting. On motion of Commissioner Stamato, seconded by Commissioner Gervasio, the Minutes were approved.

At this point, The Executive Director presented the Minutes of the December 6, 2016 Executive Session Meeting. On motion of Commissioner Stamato, seconded by Chairperson Tighe, the Minutes were approved.

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There were no Public Comments.

There was no Mayor’s Report.

There was no Town Council Liaison’s Report.

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The following communications were presented for the record:

To: MPA (Res. No. 80)  
From: Binsky and Snyder Service, LLC

On motion of Chairperson Tighe, seconded by Commissioner Lucia, the Resolution was accepted for file.

Under date of December 1, 2016

To: MPA  
From: Bella Meghan Foster

Email advising that Ms. Foster parked her car on South Street close to the Green in the space in front of the Wells Fargo ATM and was not able to pay for parking because the meter did not accept her credit card. On motion of Commissioner Lucia, seconded by Commissioner

Stamato, the email was accepted for file.

Under date of December 1, 2016

To: Bella Meghan Foster  
From: MPA

Email advising Ms. Foster that the location where she parked her car is a loading zone from 7am to 11am and there is signage indicating such. The email further advises that the parking meter will not register payment until the valid parking time begins at 11am. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the email was accepted for file.

Under date of December 6, 2016

To: MPA  
From: John Leffler

Email advising that three to four times a week Mr. Leffler has issues backing out of his parking spot in the back lot around 6:42 in the main permit isle because cars are double parked waiting for passengers. The email further advises that Mr. Leffler will take a picture of what it looks like every day and that he suggests having enforcement in the lot. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the email was accepted for file.

Under date of December 8, 2016

To: MPA  
From: First Night

Letter requesting to use the MPA parking garages and lots for New Year's Eve. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the letter was accepted for file.

Under date of December 8, 2016

To: First Night  
From: MPA

Verbal communication between MPA and First Night granting permission for the use of MPA parking garages and lots for New Year's Eve. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the communication was accepted for file.

Under date of December 12, 2016

To: US Security  
From: MPA

Letter confirming that approval was granted to extend MPA's contract with US Security for a one year period with a 1.2% CPI increase. On motion of Chairperson Tighe, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of December 14, 2016

To: MPA  
From: John Haisley

Letter advising that Mr. Haisley visited Morristown and had lunch at the Stirling Tavern. The letter further advises that Mr. Haisley was disappointed to find a ticket on his windshield after having lunch as he was under the impression that there was a two hour timeframe for free parking. On motion of Chairperson Tighe, seconded by Commissioner Lucia, the letter

was accepted for file.

Under date of December 14, 2016

To: John Haisley  
From: MPA

Letter confirming receipt of Mr. Haisley's December 14<sup>th</sup> letter and advising that the two hour free parking period is enforced where meters are "bagged" as an added value for holiday shoppers and visitors. The letter further advises that the off street parking lots that utilize a centralized pay station are not included in this program, while there is no signage or indicator that parking is free. On motion of Chairperson Tighe, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of December 15, 2016

To: Hampshire  
From: MPA

Letter as a follow-up to the meeting between Hampshire and MPA on November 23, 2016 requesting an agreement for the use of 80 parking spaces at the Dalton Parking Garage in connection with a proposed development of 21 South Street, Block 6102, Lot 3, Morristown, NJ. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the communication was accepted for file.

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At this point, under the Report portion of the meeting, Mr. Axelrod presented the November 2015/2016 Comparative Meter Revenue Report. On motion of Commissioner Stamato, seconded by Commissioner Lucia, the report was accepted for file.

At this point, under the Report portion of the meeting, Mr. Axelrod presented the November 2015/2016 Comparative Cash Revenue Report. On motion of Commissioner Stamato, seconded by Commissioner Lucia, the report was accepted for file.

At this point, under the Report portion of the meeting, Mr. Axelrod presented the November 2015/2016 Year-to-Date Revenue Summary. On motion of Chairperson Tighe, seconded by Commissioner Stamato, the report was accepted for file.

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At this point, on motion of Commissioner Lucia, seconded by Commissioner Gervasio, the Board moved into Executive Session.

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At this point, Commissioner Brady joined the meeting.

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At this point, under the Status Report portion of the meeting, Mr. Axelrod advised that there was nothing to report on DeHart Street Building C and it was moving smoothly.

At this point, under the Status Report portion of the meeting, Mr. Axelrod advised that the Vail Clearance Bar was probably two to three weeks away from completion.

At this point, under the Status Report portion of the meeting, Mr. Fabrizio advised that there had been some productive discussions between Mr. Levine and three potentially interested

parties with respect to the acquisition of the Levine property adjacent to Lot 10.

There was nothing to report with respect to Lot 3.

At this point, under the Status Report portion of the meeting, Mr. Axelrod advised that there was an upcoming meeting with respect to the possible library archival of certain MPA documents.

At this point, under the Status Report portion of the meeting, there was a discussion about keeping Dalton Garage open for holiday parking but permitting the other facilities to be unmanned at certain times.

At this point, under the Status Report portion of the meeting, Mr. Axelrod advised that complimentary parking permission was granted for First Night Morris.

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At this point, under the Old Business portion of the meeting, the Parking License Agreement with Schuyler Place Associates (Resolution No. 77) was tabled.

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At this point, under the New Business portion of the meeting, Mr. Axelrod advised that it was necessary to extend the Binsky Contract.

At this point, under the New Business portion of the meeting, Mr. Fabrizio advised that as of now he had directed staff to place monthlies only in the Dalton Parking Garage and to stabilize and not add monthly parkers to either the Ann-Bank Garage or the DeHart Garage pending the completion of the Fox Rothschild office building.

At this point, under the New Business portion of the meeting, Mr. Giosa gave a detailed presentation with respect to parking demand at the Dalton Parking Garage, the DeHart Street Parking Garage and the Ann-Bank Street Parking Garage, new projects that will be coming online and the impact on parking demand. He advised that the Parking Authority was at its highest level of occupancy in decades and that there was a need for planning and development of a parking facility in Lot 10. Mr. Giosa presented detailed concepts with respect to the potential development of the Lot 10 parking facility and the related development that could be leveraged by that parking facility. There was also a recommendation that Mr. Giosa confer with Phil Abramson as well as the Traffic Consultant recently hired by the Town of Morristown to coordinate discussion with respect to the potential Lot 10 parking facility. Mr. Giosa also presented a briefing packet to the Board which provided illustrations with respect to parking demand, parking supply and Lot 10 parking concepts.

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The following Resolutions were presented for the record:

Resolution No. 77-2016: (Authorizing Parking License Agreement with Schuyler Place Associates, LLC). The Resolution was tabled.

Resolution No. 80-2016: (Authorizing the Extension of HVAC Service Contract with Binsky). On motion of Commissioner Stamato, seconded by Commissioner Gervasio, the Resolution was authorized on the following vote:

Ayes: Commissioners Brady, Gervasio, Lucia, Stamato, and Chairperson

Tighe  
Nayes: None  
Absent: None

Resolution No. 81-2016: (Authorizing the Payment of MPA Operating Bills). On motion of Commissioner Stamato, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

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

Resolution No. 82-2016: (Authorizing the Payment of Improvement Fund Bills). On motion of Commissioner Stamato, seconded by Commissioner Gervasio, the Resolution was authorized on the following vote:

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

Resolution No. 83-2016: (Authorizing the Payment of Bills Associated with the Lot 10 Redevelopment ). On motion of Chairperson Tighe, seconded by Commissioner Gervasio, the Resolution was adopted on the following vote:

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

Resolution No. 84-2016: (Authorizing the Stipend for Interim MPA Executive Director as Approved at the October 17, 2016 MPA Board Meeting). On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the Resolution was adopted on the following vote:

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

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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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Michael Fabrizio, Interim Executive Director

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James Gervasio, Secretary

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Prepared By: Robert S. Goldsmith, Esq.