

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, JULY 21, 2020, BY TELECONFERENCE PURSUANT TO PL2020(c)11 AT 6:00 P.M. PREVAILING TIME**

The meeting was called to order by Chairperson Brady who then announced that adequate notice of the Regular Meeting of The Parking Authority of the Town of Morristown was provided by notice to The Daily Record and The Star Ledger, filed with the Executive Director of the Parking Authority of the Town of Morristown, 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. In addition, subsequent notice was made with the instructions for accessing the virtual meeting by Zoom. Such notice was sent to the aforementioned newspapers and listed on the official website of the Town of Morristown.

Present: Chairperson Brady, Commissioners Gervasio, Lucia, Stamato and Tighe.

Also Present: Mark Axelrod – Director of Operations, Gregory Deal – Director of Facilities, Gerard Giosa – Parking Consultant, Robert S. Goldsmith, Esq. and Steven G. Mlenak, Esq. (for the beginning of the meeting)

Absent: Michael Fabrizio, Executive Director

At this point, Mr. Goldsmith presented the Minutes of the Regular Meeting of the Board of Commissioners on June 16, 2020. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the Minutes were approved on the following vote:

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

There were no Public Comments.

There was no Mayor's Report.

There was no Town Council Liaison Report.

**CORRESPONDENCE**

Under date of June 16, 2020

To: MPA/Abramson  
From: John Udell, Weichert Development

Communication addressing the inter-relationship between the proposed Weichert office building and the Lot 10 Parking Garage. There was extensive discussion among the Commissioners with Mr. Goldsmith and Mr. Giosa with respect to parking demand and the many variables impacting parking demand such as trends with respect to office space, re-opening of retail, long-term and short-term trends. Due to the Covid-19 the emerging consensus was that there was a need for balance between obtaining more information to facilitate future decision making, and the need to maintain stable revenues. Mr. Goldsmith advised that Mr. Fabrizio and Mr. Udell had spoken recently and there was agreement that both, the Morristown Parking Authority and Weichert, would continue to have conversations as to potential Weichert Development and the potential Lot 10 Parking Garage, but that no decisions can be made at this point. There was also discussion with respect to other requests for long-term parking agreements and the consensus among the Board of Commissioners together with the consultants was that further information and further time should pass before any reasonable conclusions can be made or commitments made until further information is available to the Parking Authority and the emerging trends may be better determined.

On motion of Commissioner Stamato, seconded by Commissioner Lucia, the communication was approved for the record.

Under date of June 25, 2020

To: Michael Fabrizio  
From: James Campbell

Communications addressing the permanent removal of certain parking spaces in the area of 30 Court Street. There was a discussion of a number of spaces that would be permanently removed and the appropriate payment to the Parking Authority for the removal of such spaces. Mr. Deal will obtain additional information from the developer and will confer with Mr. Giosa to address the appropriate reimbursement due the Morristown Parking Authority. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the communication was approved for the record.

Under date of July 1, 2020

To: MPA  
From: Frank Vitolo

Email requesting a Zoom call with Paragano to discuss potential parking for a project known as 55 Parkview Development on the site of the New Jersey Monthly office on South Park Place. Consistent with the earlier discussion, there was a recognition that the Parking Authority could not at this time enter into a Long-Term Parking Agreement given the many unknowns with respect to parking demand and revenues, but that it might be possible in the future to entertain such an agreement. On motion of Commissioner Stamato, seconded by Chairperson Brady the communication was approved for the record.

Under date of July 8, 2020

To: MPA  
From: Lawrence A. Calli, Esq.

Communication requesting the possibility of long-term parking for the proposed multi-story mixed-use building at 34 Morris Street. The same discussion applied that the Parking Authority cannot at this time enter into a Long-Term Parking Agreement. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the communication was approved for the record.

Under date of July 15, 2020

To: MPA  
From: Pamela Bowman, Firm Administrator

Correspondence advising that through oversight, the law firm Finazzo, Cossolini, O'Leary, Meola & Hager, LLC, had been paying for a card that should have been deactivated since November 2018 and requesting some type of refund. Following a brief discussion during which Mr. Goldsmith advised that Mr. Axelrod had researched the matter and that the card had not been used at the Dalton Parking Garage and that 18 months had been paid. It was noted that opportunities were lost to re-lease the space and it was suggested that the \$1800 should be refunded at 50% given the lost opportunity. The Board of Commissioners were comfortable with that recommendation and consistent with the request, the \$900 will be returned to the law firm. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the correspondence was approved for the record.

Under date of July 16, 2020

To: Michael Fabrizio  
From: Jennifer Wehring

Communication requesting forgiveness for certain financial obligations owed by the Morristown Partnership to the Morristown Parking Authority. Mr. Goldsmith advised that he had a conflict. He also advised that Mr. Fabrizio had a strong sense that given the long relationship between the two entities and the history that this should be given fair consideration by the Board of Commissioners. Mr. Goldsmith passed on Mr. Fabrizio's request to the Board of Commissioners that the request be tabled until the next meeting. On motion of Commissioner Lucia and seconded, by Commissioner Stamato, the request was tabled for the next meeting.

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At this point, under the Report portion of the meeting, Mr. Axelrod reviewed the June Financial Report. There was a recognition that there was some stabilization. Mr. Deal advised that recent collections were further increased although normalcy has not been achieved. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the June Financial Reports were approved for the record on the following vote:

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

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At this point, under the Old Business portion of the meeting, Mr. Goldsmith updated the Board of Commissioners with respect to the Administration's anticipated changes with respect to office personnel and parking enforcement officers. As of August 3, it is anticipated that the office staff would return on a rotating basis to 4 days per week from 8:30 a.m. to 4:30 p.m. with one day off for each person due to reduced workload, with staff being paid for full weeks. As of August 3, an additional PEO would be recalled. The reason for continuing to reduce the number of PEOs is at the request of the Town, full residential enforcement has not been reinstated and residential enforcement only takes place as complaints are received by the Town.

Mr. Goldsmith also noted that as Commissioners were able to observe, the Morristown Parking Authority has cooperated with both the Morristown Partnership and the Town of Morristown and various Morristown businesses to implement additional areas for restaurants to expand outside dining. Approximately 30 spaces have been made available for such outside dining or passage with the expense being absorbed by the Morristown Parking Authority and, in addition, another approximately 12 spaces have been made available throughout the Town in conjunction with the Morristown Partnership and the Town to

provide for pickup locations for various retailers and restaurants. Commissioner Stamato suggested that Mr. Fabrizio send a letter to the Town Council advising of the Parking Authority's participation in this program and our efforts to facilitate the revitalization of retail and restaurants in downtown Morristown.

Mr. Goldsmith mentioned his observations with respect to the potential replacement of parking meters, on Washington Street during non-peak hours to improve opportunity for additional business along Washington Street and to provide traffic calming during off-peak hours. Mr. Goldsmith advised that he had discussed the matter with Mr. Fabrizio, Mr. Abramson, Jennifer Wehring of the Morristown Partnership, and he would undertake efforts for the return of parking. Commissioner Gervasio expressed some concern, however, Commissioner Lucia noted that if skip-jack parking were implemented, it would facilitate parking of vehicles.

Mr. Goldsmith also noted that Mr. Giosa had been requested to prepare a parking plan that would permit turning lanes as well as by-pass lanes for left turns from Washington Street westbound to Schuyler Place, right turns to Cattano Avenue and left turns to Western Avenue. There was a sense that this was a worthwhile endeavor.

At this point, Mr. Goldsmith presented the request for the Second Amendment to the Schuyler Place Associates Parking Agreement. Mr. Goldsmith advised that this has previously been approved and there were delays with respect to the approval, and recommended passage. On motion of Commissioner Stamato, seconded by Commissioner Lucia, the agreement was approved on the following vote:

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

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At this point, under the New Business portion of the meeting, Mr. Deal advised the Board of Commissioners of recent issues with respect to the operation of the geo thermal wells. It was having an impact, raising the temperature of 14 Maple Avenue office building although it was noted that the Parking Authority had personnel in the office, the Partnership had limited personnel in the office, the Geraldine R. Dodge Foundation was working remotely, as, was the Fanny Rippel Foundation and only recently had the Seeing Eye recommence its training program. Therefore, a limited number of individuals were impacted by this problem but that it is being currently addressed.

At this point, under the New Business portion of the meeting, Mr. Goldsmith presented the Exercise Business Facility Use Form indicating that the Parking Authority in conjunction with the Partnership was making available fresh air locations in its various parking facilities with appropriate indemnification and insurance provision to facilitate the operation by fitness facilities.

At this point, under the New Business portion of the meeting, Mr. Goldsmith advised the Board of a Notice of Planning Board Hearing with respect to property located at 8, 12 and 14 Henry Street.

At this point, under the New Business portion of the meeting, Mr. Goldsmith advised the Board of Commissioners of a Notice a Public Hearing before the Morristown Planning Board for the Park View Partners LLC Application. Mr. Goldsmith noted that this relates to the New Jersey Monthly location on South Park Place which had been previously discussed.

At this point under the New Business portion of the meeting, Mr. Goldsmith noted the Notice of Public Hearing before the Planning Board with respect to 126 and 136 South Street which is the Pereaux Building.

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**Resolution No.: 36-2020:** (Authorizing execution of Second Amendment to Parking License Agreement between the Parking Authority of the Town of Morristown and Schuyler Place Associates, LLC)

On Motion of Commissioner Stamato, and seconded by Commissioner Lucia, the Resolution was authorized on the following vote:

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

**Resolution No.: 37-2020:** (Authorizing the payment of Operating Fund Bills)

On Motion of Commissioner Stamato, and seconded by Chairperson Brady, the Resolution was authorized on the following vote:

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

**Resolution No.: 38-2020:** (Resolution Authorizing Payment of Lot 10 Redevelopment Fund Bills)

On Motion of Chairperson Brady, and seconded by Commissioner Lucia the Resolution was authorized on the following vote:

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

Absent: None

On motion of Commissioner Tighe, the meeting was adjourned.

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Michael Fabrizio, Executive Director

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Linda Stamato, Secretary

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Prepared By: Robert S. Goldsmith, Esq.