

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, MARCH 19, 2019 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 Vice-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 8, 2019, 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: Vice-Chairperson Brady, Lucia, Stamato and Tighe.

Also Present: Michael Fabrizio, Executive Director, Mark Axelrod, Director of Operations, Gregory Deal, Director of Facilities, Gerard Giosa, Parking Consultant, Robert S. Goldsmith, Esq., and Council Liaison Iannaccone.\*

Absent: Chairperson Gervasio

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At this point, Mr. Fabrizio presented the Minutes of the Regular Meeting on February 19, 2019. On motion of Commissioner Lucia, seconded by Commissioner Stamato the Board approved the Minutes of Regular Meeting of February 19, 2019 on the following vote:

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

At this point, Mr. Fabrizio presented the Minutes of Executive Session meeting on February 19, 2019. On Motion of Commissioner Tighe, seconded by Chairperson Lucia, the Board approved the Minutes of the Executive Session meeting of February 19, 2019 on the following vote:

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



Under date of March 1, 2019

To: Landy  
From: Fabrizio

Notice of Fannie Rippel Foundation PILOT payment to the Town of Morristown. On motion of Commissioner Tighe, seconded by Commissioner Lucia the correspondences were approved for the record.

Under date of March 1, 2019

To: Evans  
From: Fabrizio

Notice of Dodge Foundation PILOT payment of Town to the Morristown. On motion of Commissioner Lucia, seconded by Commissioner Stamato the correspondence was approved for the record.

Under date of March 1, 2019

To: Pudlak  
From: Fabrizio

Notice of Seeing Eye PILOT payment to the Town of Morristown. On motion of Commissioner Lucia, seconded by Commissioner Stamato the correspondence was approved for the record.

Under date of March 1, 2019

To: Chairperson Gervasio  
From: Klingman

Letter of complaint regarding availability of residential guest permits. Commissioner Brady advised the Board of Commissioners that she was at the Council meeting when this was discussed. She noted that Council Liaison Iannaccone clarified the issue and advised the Council that the Council regulates residential parking and residential guest permits and the Parking Authority has only assumed responsibility with respect to enforcement. On motion of Commissioner Lucia, seconded by Commissioner Tighe the correspondence was approved for the record.

Under date of March 7, 2019

To: Fabrizio  
From: Schlosser

Certification of Insurance Coverage. On motion of Commissioner Stamato, seconded by Commissioner Lucia the correspondence was approved for the record.

Under date of March 8, 2019

To: Santola  
From: Fabrizio

Notice of no payment due for Val Mansion guarantee. On motion of Commissioner Tighe, seconded by Commissioner Stamato the correspondence was approved for the record.

Under date of March 12, 2019

To: Fabrizio  
From: Scott

Case creation request from NJDEP for Lot 10. On motion of Commissioner Stamato, seconded by Commissioner Lucia the correspondence was approved for the record.

Under date of March 14, 2019

To: Fabrizio  
From: Regan

Bijou request for 6 month extension to close on Lot 3. Mr. Fabrizio noted that he had been advised by Mr. Regan that an extension was not necessary because the Bijou entity was in the approval process and the fact of the pending approval process automatically provided for an extension. On motion of Commissioner Lucia, seconded by Commissioner Stamato the correspondence was approved for the record.

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At this point, under the Report portion of the meeting, the Reports are as follows;

- February 2019 Enforcement Report;
- February 2019 Comparative Meter Report;
- February 2019 Off-Street Revenue Report;
- February 2019 Facility Revenue Report;

MPA Income YTD

Security Report (March 13, 2019 Graffiti Incident - Messrs. Axelrod, Deal and Fabrizio advised the Board of Commissioners that there was an incident of spray painting graffiti in the DeHart Street garage. An individual alerted the booth attendant who alerted the manager, who alerted the police and the three individuals were apprehended and will likely face prosecution. It is anticipated that restitution will be ordered.

On motion of Commissioner Tighe, seconded by Commissioner Lucia, the Reports were approved on the following vote:

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

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At this point under the Old Business\* portion of the meeting, Mr. Giosa presented the Lot 10 Update. He advised the Board of a conference call with regard to traffic issues in relation to the Lot 10 proposed parking garage. He also advised the Board of Commissioners that there was a recent meeting involving the traffic engineer for the Town, the Lot 10 garage and SJP Properties with respect to coordination of traffic improvement in the area of Morris Street, Spring Street and the entrance to Lot 10. Mr. Giosa advised that there was consideration of a possible turn-about at that location to address and improve traffic.

Mr. Giosa then proceeded to update the Board of Commissioners with respect to a meeting that afternoon with respect to design concepts. That meeting was attended by Chairperson Gervasio, representatives of Marchetto, Higgins and Stieve, Jillian Barrick, Phil Abramson, Chris Collie, Mr. Giosa, Mr. Fabrizio, Mr. Weissenborn, Mr. Deal and Mr. Goldsmith and were informed that the concepts have evolved. Mr. Fabrizio briefly presented some drawings of the refined concept and indicated that it would be presented to the Board of Commissioners in greater detail at the meeting of April 16, 2019.

At this point under the Old Business portion of the meeting, Mr. Fabrizio presented the easement for JCP&L. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the easement was authorized on the following vote:

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

**\*Council Liaison Iannaccone joined the meeting.**

At this point under the Old Business portion of the meeting, Mr. Fabrizio advised the Board that the Parking Authority was looking at gradually replacing access equipment at the various MPA facilities. Mr. Giosa noted that Amano would be eliminating support for the MAG Card Readers in 2022. The Parking Authority was meeting with Amano, Tiba and Hub/DataPark with respect to possible options for replacement of access equipment. Mr. Fabrizio indicated that the replacement would likely start at the Dalton parking garage. Mr. Goldsmith noted that the Dalton parking garage would turn 20 years old the first week of June 2019. Mr. Giosa indicated that it was likely that the Parking Authority would issue a request for proposals in 4 to 6 weeks with respect to access equipment.

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At this point under the New Business portion of the meeting, Mr. Fabrizio advised the Board that he would not be proposing any replacement of the copy machine.

At this point under the New Business portion of the meeting, Mr. Fabrizio and Mr. Axelrod advised the Board that in conjunction with the Morristown Partnership, the Ann Bank and Dalton parking garages would be available for free parking during Morristown Restaurant Week.

At this point under the New Business portion of the meeting, Mr. Giosa provided a report on a possible program for point-to-point shuttle service in the Town of Morristown. It was indicated that the Partnership would be better suited for undertaking such an operation. The Morristown Parking Authority would cooperate. It was noted that various hotels, Morristown Medical Center, Modera, Chancery and other apartments, and Madison Avenue businesses might be interested in such a program. It was also noted that Mr. Axelrod had some familiarity with such programs from 15-20 years ago and was knowledgeable about such opportunities. Mr. Giosa indicated that there would be further consideration and coordination with the Partnership with respect to possible implementation of such a system. Council Liaison Iannaccone noted that such a program would likely be opposed by both taxi and Uber drivers.

At this point under the New Business portion of the meeting, the Administration presented recommended appropriation transfers dated March 21, 2019, a copy of which is attached to these Minutes. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the transfers were authorized on the following vote:

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

There was no Executive Session. Mr. Fabrizio advised that there was an outstanding report due from Mr. Corrodino and that would be addressed prior to the next Board of Commissioners Meeting on April 16, 2019.

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The following Resolutions were presented for the record:

Resolution No.: 18-2019: (Authorizing services of Francis X. Regan of DeCotiis, Fitzpatrick Cole, LLP as Special Counsel for the Morristown Parking Authority). On Motion of the Vice-Chairperson Brady, and seconded by Chairperson Lucia the Resolution was authorized on the following vote:

Ayes: Vice-Chairperson Brady, Commissioners Lucia, Stamato, Tighe.  
Nays: None  
Absent: Commissioner Gervasio

Resolution No.: 19-2019: (Authorizing and directing the Executive Director to effectuate the transfer of funds from the MPA Lot 10J Future Redevelopment Account to the MPA Improvement and preventative Maintenance Fund). On Motion of the Commissioner Lucia, and seconded by Vice-Chairperson Brady the Resolution was authorized on the following vote:

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

Resolution No.: 20-2019: (Authorizing and directing the Executive Director to effectuate the Transfer of Funds from the MPA Special Revenue Account to the MPA Improvement and Preventative Maintenance Fund). On Motion of the Commissioner Tighe, and seconded by Commissioner Stamato the Resolution was authorized on the following vote:

Ayes: Vice-Chairperson Brady, Commissioners Lucia, Stamato, Tighe.  
Nays: None  
Absent: Commissioner Gervasio

Resolution No.: 21-2019: (Authorizing and directing the Executive Director to effectuate the Transfer of Funds from the MPA Special Revenue Account to the MPA Lot 10J Future Redevelopment Account). On Motion of the Commissioner Stamato, and seconded by Commissioner Tighe the Resolution was authorized on the following vote:

Ayes: Vice-Chairperson Brady, Commissioners Lucia, Stamato, Tighe.

Nayes: None  
Absent: Commissioner Gervasio

Resolution No.: 22-2019: (Authorizing the payment of the Improvement Fund Bills). On Motion of the Commissioner Stamato, and seconded by Commissioner Lucia the Resolution was authorized on the following vote:

Ayes: Vice-Chairperson Brady, Commissioners Lucia, Stamato, Tighe.  
Nayes: None  
Absent: Commissioner Gervasio

Resolution No.: 23-2019: (Authorizing the payment of the Operating Fund Bills). On Motion of the Vice-Chairperson Brady, seconded by Commissioner Stamato the Resolution was authorized on the following vote:

Ayes: Vice-Chairperson Brady, Commissioners Lucia, Stamato, Tighe.  
Nayes: None  
Absent: Commissioner Gervasio

Resolution No.: 24-2019: (Authorizing the payment of Lot 10 Redevelopment Fund Bills). On Motion of the Commissioner Stamato, and seconded by Vice-Chairperson Brady, the Resolution was authorized on the following vote:

Ayes: Vice-Chairperson Brady, Commissioners Lucia, Stamato, Tighe.  
Nayes: None  
Absent: Commissioner Gervasio

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At this point, Council Liaison Iannaccone reported on the following matters:

1. He asked when the Parking Authority anticipated presenting the Lot 10 Parking Garage Concept to the Council. Mr. Fabrizio suggested the second meeting in May.
2. Council Liaison Iannaccone noted that there was action taken by the Redevelopment Agency with respect to the Speedwell Redevelopment Plan for the area between CVS and Flagler Street.
3. Council Liaison Iannaccone reported that the traffic study would be presented piecemeal rather than as a whole. He further noted that it had been represented that the traffic study would serve as a keystone for all planning issues arising in the Town of Morristown and that the study would create a baseline for comprehensive decision making with respect to various applications before the Planning Board and Zoning

Board of Adjustment, but that the piecemeal approach would not support that concept.

4. Council Liaison Iannaccone noted that there was a sub-committee meeting with respect to cannabis facilities. He advised that the consensus of the sub-committee was that Morristown, although a progressive town, should wait and see how the process and business develops for a two to three year period.
5. The Board was advised that a Bed and Breakfast ordinance was progressing, that it would likely be as a license, that three would be permitted and there would be parking requirements as well as controls imposed.
6. It was noted that Air BnBs were discussed and there would likely be registration and taxation of such Air BnBs in Morristown.
7. Council Liaison Iannaccone advised that the redevelopment proposed for Morris Street at the intersection of Ridgedale Avenue was revised and that there was discussion of a three or four story structure which would provide for 30% live/work units and the balance would be apartments.
8. Council Liaison Iannaccone echoed Vice-Chairperson Brady's earlier comments with respect to guest parking policies in residential neighborhoods and he noted that this was a Council responsibility and anticipated that the Council would be considering appropriate regulations.

On motion of Commissioner Lucia, the meeting was held adjourned.

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Michael Fabrizio, Executive Director

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Anthony Lucia, Secretary

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Prepared By: Robert S. Goldsmith, Esq.