

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF JANUARY 15, 2013

The meeting opened 6:30 pm.

Certification of advertised public notification of the meeting was given during the reading of the Open Public Records Act.

Present: Chairman Moserowitz
Commissioner McKee
Commissioner Pomares
Commissioner Williams
Executive Director Hochman

Others Present: Kevin McManimon, Esq., McManimon, Scotland & Baumann, L.L.C.
Joseph Baumann, Esq., McManimon, Scotland & Baumann, L.L.C.
Gerry Giosa, Level G Associates, L.L.C.
John Sessa, C.P.A.

Absent: Commissioner Chalet

Public: William Colgan, Bloomfield Center Urban Renewal
Ilana Barenly, Antique Annex II
Steve DeMarzo, Bloomfield resident
Erin McKinney Parpis, Bloomfield resident
Blake Parpis, Bloomfield resident
John Getchell, Lunchbox Deli

Pledge of Allegiance was recited.

Commissioner Williams motioned to approve the December 20, 2012 Meeting Minutes with the changes as stated. Commissioner McKee seconded the motion. The motion carried forth as follows:

Roll Call Vote:	Chairman Moserowitz	Yes
	Commissioner Chalet	Absent
	Commissioner McKee	Yes
	Commissioner Pomares	Yes
	Commissioner Williams	Yes

The Executive Director's report was presented. The new procedure for meeting packets was discussed. Commissioner Pomares and Williams stated they

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF JANUARY 15, 2013

preferred the electronic version of the packet to the mailed one. Commissioner Pomares stated the packets should be complete by Wednesday so the Board members have adequate time to review the information before the meeting.

John Sessa presented the Financial Reports. Mr. Sessa discussed the Violation Income with a comparison between the years 2011 and 2012 distributed. An increase in permit income for 2012 was noted.

The meeting opened to Public Comment.

Ms. Ilana Barenly, co-owner of Antiques Annex II, read a written statement concerning the meter installation on Broad St. Ms. Barenly stated that historically the meters were not enforced for the past two years and as a result parking has gotten worse. Complaints were made to the Mayor who directed her to the Bloomfield Parking Authority. She was informed an ordinance needed to be passed so meters could be installed on the street. The lack of enforcement has had a negative effect on her business and any new business will add to the parking demand. Ms. Barenly stated the reasonable solution is meters. She is aware that residents have their concerns but merchants have theirs as well.

Mr. Steven DeMarzo, of 347 Belleville Avenue in Bloomfield, first stated that a small turnout of residents does not mean they don't care. He informed the Board that half a dozen residents offered support verbally but did not sign the petition. Mr. DeMarzo pointed out that the response letter sent to the petitioners stated in its first sentence that the issue was about finding parking. He stated the issue was about fairness to all residents, shoppers and businesses.

Mr. DeMarzo pointed out that three spaces in front of the current stores on Broad St. should have twenty minute parking, Monday to Friday. He also spoke of the need for alternative parking for the high school students, such as permits. He suggested a certain grade point average could be achieved to get a permit to park on the side of the cemetery on State St. Chairman Moserowitz explained that this was already addressed with the high school but they wanted no part in administering how the permits were distributed nor wanted to pay. Mr. DeMarzo stated he did not accept that as that meant not enough effort was being made.

Mr. DeMarzo asked if a study had been conducted in an unbiased scientific method to address any spillover effects. Mr. DeMarzo suggested having the police record license plates to investigate who actually parks all day in the area. Mr. DeMarzo stated one of the petitioners was not against modest parking fees such as a seasonal \$25 one like other townships have. He stated possibly a combination of ideas could be applied as the residents wanted a solution for everyone.

Mr. DeMarzo asked if the B.P.A. had discussed the issue in open session as it stated it would. It was confirmed the discussion was held in open session. One problem area was discussed in particular. A medical office building located at 199 Broad St. had a lot of patients parking on Broad St. when it had a parking lot behind

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF JANUARY 15, 2013

the building. It needed a sign directing patients to utilize the parking lot.

Commissioner McKee asked Mr. DeMarzo if his problem was night or day parking. Mr. DeMarzo stated he had to contend with different requirements for different days and it varied due to that. Mr. DeMarzo was asked how far he would be willing to walk if he could not find parking. It was pointed out to Mr. DeMarzo that if residents were allowed to park long term at meters with permits, it would negate the meter installation. He responded that a study should determine that. Commissioner McKee did recognize that all the variables make it a complex problem with multiple parties to please. Mr. DeMarzo stated they were only looking for a place to park. Commissioner McKee asked if three blocks were too far to walk whereupon Mr. DeMarzo stated one of the petitioners thought so.

Mr. DeMarzo asked if Broad St. was a county road and if it needed county approval or was the installation just being done in anticipation of approval? Mr. DeMarzo was informed that approval was given at both the township and county level for the meter installation.

Chairman Moserowitz discussed the Master Plan which always intended for meters to be installed in the area and as a means of central parking. Chair Moserowitz stated the Board was listening to their complaints but some issues were not within the jurisdiction of the Authority. He stated a number of changes were being requested for night parking and the Authority only enforced during the day. The Master Plan is available for review as it is a public document.

Mr. DeMarzo wanted the current residents to be grandfathered in with permits. He further stated that all suggestions are not complicated and are fair to all. Commissioner Williams stated the idea of permits is a feasible one and the Master Plan should be reviewed for updates. Ms. Williams did point out that the businesses knew there was limited parking when they opened in the area. She questioned if there could be certain areas for permit parking.

Erin McKinney Parpis, a resident at 183 Broad St. in Bloomfield, stated that all residents should have had one year notice so they could break their lease if necessary. She stated she was very angry about the meter installation pointing out that most people start work at 9 am and that is when enforcement should start and not go past 5 pm. She stated the residents' only option is to park on the street. Ms. McKinney Parpis stated that the Authority should know the parking analysis for every single home with each household having two permits for their cars. She stated she was not willing to walk further than one block. Chair Moserowitz stated that meters will not interfere with the ability to park close.

Ms. McKinney Parpis stated that the Authority should ensure there was enough parking for residents. She further suggested that enforcement should begin at 10 am on weekends as she should be able to sleep a little later without getting up early to feed a meter or move her car. She also asked what they do when they are sick and cannot get out to feed the meter or move the vehicle.

Mr. Blake Parpis, a resident at 183 Broad St. in Bloomfield, discussed his

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF JANUARY 15, 2013

schedule of arriving home from work and should not have to pay the meter to park until 6 pm. He stated a sticker (permit) in a lot is too far to walk. He commented that the landlord has parking but rents it out to other people instead of providing it to the tenants.

Mary Murdoch arrived at 6:50 pm.

Mr. John Getchell, of the Lunchbox Deli, stated he had no where to park that day and cars that park for three hours or more are non-residents, at least 80%.

Mr. DeMarzo interjected from the audience that the meter installation will affect the residents financially, physically and mentally.

Gerry Giosa arrived at 7:01 pm.

Mr. Getchell questioned why businesses with parking do not rent spaces out to others. Chair Moserowitz stated that the Authority has no control over that as it is a private arrangement.

The meeting closed to Public Comment.

Chairman Moserowitz stated the goal of the Authority is to provide parking as best it can. He stated the Authority will again review the issue but leaving it as is, is not acceptable either. The Authority will try to please as much as possible.

Ms. McKinney Parpis interjected from the audience that notice needs to be given. Counsel McManimon responded that notices were published in the local papers several times.

Commissioner McKee motioned to authorize the Payment of Certain Project Costs, as presented, under Resolution 2013-01-15-1. Commissioner Pomares seconded the motion. The motion carried forth as follows:

Roll Call Vote:	Chairman Moserowitz	Yes
	Commissioner Chalet	Absent
	Commissioner McKee	Yes
	Commissioner Pomares	Yes
	Commissioner Williams	Yes

Commissioner McKee motioned to approve the Establishment of the Time and Place for Regular Meetings and Notice thereof, under Resolution 2013-01-15-2. Commissioner Williams seconded the motion. The motion carried forth as follows:

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF JANUARY 15, 2013

Roll Call Vote: Chairman Moserowitz Yes
Commissioner Chalet Absent
Commissioner McKee Yes
Commissioner Pomares Yes
Commissioner Williams Yes

Commissioner Williams motioned to re-authorize the Maintenance of a Petty Cash Fund in the amount of \$75.00 per month, under Resolution 2013-01-15-3. Commissioner Pomares seconded the motion. The motion carried forth as follows:

Roll Call Vote: Chairman Moserowitz Yes
Commissioner Chalet Absent
Commissioner McKee Yes
Commissioner Pomares Yes
Commissioner Williams Yes

Commissioner Williams motioned to Designate a Depository and Cash Management Plan, under Resolution 2013-01-15-4. Commissioner McKee seconded the motion. The motion carried forth as follows:

Roll Call Vote: Chairman Moserowitz Yes
Commissioner Chalet Absent
Commissioner McKee Yes
Commissioner Pomares Yes
Commissioner Williams Yes

The contract award for General Counsel and Bond Counsel was tabled till the next meeting.

The contract award for Auditing Services was tabled till the next meeting.

A discussion ensued about advertising the R.F.P's on the Authority website with the only responses being the current professionals. It was considered that the advertisement could be more thorough with advertising on the New Jersey League of Municipalities website and the New Jersey Parking Institute. Commissioner McKee stated he was not comfortable with one response and it show insufficient advertising. The R.F.P. should be given to the Executive Director and all proposals given to the Commissioners for review and then the decision to hire would be made. Chair Moserowitz stated there was concern about the appearance of transparency. He further stated the procedure done was appropriate but there should be a comparison.

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF JANUARY 15, 2013

Commissioner McKee read in the draft resolution for the contract award that a fair and open process should be followed. Commissioner Williams commented that the contracts should have clear affirmative action policy, if they were minority owned or at least had an acceptable percentage of minority representation.

Counsel Baumann stated the R.F.P. should be given to the Executive Director so the current law representative is not involved. Counsel Baumann did state that questions concerning affirmative action policy, minority ownership or representation were already answered in their original response. It was decided that a committee would be formed to administer the R.F.P. process, with Commissioner Williams and McKee.

The Old Business on the agenda was reviewed.

The first issue of North Broad Meter Installation Resident Complaints was discussed. Commissioner Williams stated there might be a compromise with certain meter spaces designated for permits on the side of the homes. Chair Moserowitz commented that the meter installation was about creating control. The Authority was aware of the different factions parking there. Commissioner McKee and Counsel Baumann discussed the two hour limit that had always been in place. Counsel Baumann suggested to sell resident permits to park during the day.

The second issue, the Mission Statement, was tabled due to connection to the fourth issue, Public Relations Consultant.

The fourth issue, Public Relations Consultant, was discussed. Counsel McManimon reviewed the method done for R.F.P.'s historically. The R.F.P. for Financial Advisor was done twice but the third time did get more than one response which some thought insufficient. Commissioner McKee explained the process he follows when in bidding in other agencies. He stated he receives notice of advertisements from these agencies so he can submit a bid.

Chair Moserowitz stated the R.F.P. could be done again but if only one response is received, then that is it. The possibilities of R.F.P. postings were discussed.

The third issue, Metric Maintenance Agreement, was reviewed. Gerry Giosa, of Level G Assoc., stated that Metric Parking is still in transition to Amano taking over and have been slow to respond to him. No maintenance agreement has been received yet.

The sixth issue, Pay for Parking by Cell Phone, was discussed. Chair Moserowitz asked if the products are compatible with the multi-space Metric machines which they are. Commissioner Williams commented that they can adjust their services to match the specifications of the machines. It was questioned if the two companies which presented their product were the top in the industry. Mr. Giosa

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF JANUARY 15, 2013

commented that they are the only known two available. Mr. Giosa recommended that Newark Parking Authority and Montclair Parking Utility be contacted to see if they had any further problems with Park Mobile.

Chair Moserowitz discussed the Franklin Street Development Project, the seventh issue, and the request for forty parking spaces to be provided to workers for up to eighteen (18) months. Commissioner Pomares stated that parking is limited yet the Bloomfield College lot is never full and the local residents take up the street parking. Mr. Colgan, of Bloomfield Center Urban Renewal, suggested the workers for the Franklin St. Project be placed in the new garage once it was completed and to charge for permits to park. He further recommended a designated area for the workers to park, possibly on the higher levels. Chair Moserowitz suggested a fee of \$65.00 per month.

A discussion ensued about commuters having access to the garage for parking. The elimination of spaces with the new project was discussed. Mr. Colgan stated the Bloomfield Center Alliance, of which he is a board member, will forward comments on the elimination of any parking and its effect on the business center. Counsel stated the removal of the meters is a township decision. Counsel Baumann recommended contacting Glenn Domenick to find out what the Planning Board approved in terms of the plans for the project. The benefits of the project were discussed.

The eighth issue, Directional Signage for Parking Lots, was tabled till the next meeting.

The Establishment of Metered Parking on Washington Street, the ninth issue, was tabled. Follow up with the Township Engineer was necessary to determine if metered parking can be restored on Washington St. A sign will be installed to direct the public to the parking lot at Farrand St. and Washington St. If the metered spaces fill up in this lot, then the current permit spaces will convert back to metered parking.

Commissioner McKee motioned to move the meeting to Executive Session to discuss Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege, under Resolution 2013-01-15-5. Commissioner Williams seconded the motion. The motion carried forth as follows:

Roll Call Vote:	Chairman Moserowitz	Yes
	Commissioner Chalet	Absent
	Commissioner McKee	Yes
	Commissioner Pomares	Yes
	Commissioner Williams	Yes

The meeting opened to Public Session.

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF JANUARY 15, 2013

Gerry Giosa discussed an idea to install angled parking as a solution for the Broad St. residents' issue of parking. The location of the angled spaces would be a cut out in front of the buildings, near address 199 Broad St., which have a large green area in front. The cost of the spaces would be \$2000 @ space times twenty equaling a total of \$40,000. The recommendation will be sent to the Town Council for approval.

Commissioner Williams motioned to approve the disbursements for December 2012. Commissioner Pomares seconded the motion. The motion carried forth as follows:

Roll Call Vote:	Chairman Moserowitz	Yes
	Commissioner Chalet	Absent
	Commissioner McKee	Yes
	Commissioner Pomares	Yes
	Commissioner Williams	Yes

There was further discussion on the complaints from the Broad St. residents. A possible changing of times in different areas to accommodate parking for them was considered. Counsel Baumann questioned if permits could be sold for parking at meters during the day. Gerry Giosa gave an example of having the first seven meters across from the high school would be designated for permits while the rest would be metered parking only. Commissioner Williams commented that the residents should be considered since only the businesses were in the first place. Commissioner McKee pointed out that the two hour ordinance was always in place and it was just not enforced. The history of the area with parking was discussed. Gerry Giosa stated it was very common to have residents in restricted parking time areas and there may be illegal apartments contributing to the parking difficulty that should be investigated.

A garage construction meeting was discussed. An email for the time and place will be distributed for the Board.

Commissioner McKee motioned to adjourn the meeting. Chair Moserowitz seconded the motion. The motion was unanimously approved. The motion carried forth as follows:

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF JANUARY 15, 2013

Roll Call Vote:	Chairman Moserowitz	Yes
	Commissioner Chalet	Absent
	Commissioner McKee	Yes
	Commissioner Pomares	Yes
	Commissioner Williams	Yes

The meeting was adjourned at 9:40 p.m.