

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF FEBRUARY 19, 2013

The meeting opened 6:13 pm.

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

Present: Chairman Moserowitz
Commissioner DeMarino
Commissioner McKee
Commissioner Pomares
Commissioner Sobharam
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.

Absent: Commissioner Chalet
John Sessa, C.P.A

Public: William Colgan, Bloomfield Center Urban Renewal
Steve DeMarzo, Bloomfield resident
Bob Weisenborne, Architect

Pledge of Allegiance was recited.

The new commissioners were welcomed to the Authority.

Commissioner McKee motioned to approve the December 27, 2012 Special Meeting Minutes with the changes as stated. 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

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Commissioner Williams motioned to approve the January 15, 2013 Meeting Minutes with the changes as stated. 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 February 6, 2013 Meeting Minutes with the changes as stated. 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 Executive Director's report was presented. After the report of the environmental drilling occurring, Chair Moserowitz asked Mr. Colgan when the information from the drilling be received. Mr. Colgan explained complications involving this issue.

There was a brief discussion of the complaints received by the Executive Director from business on Broad St. about when the meters would be installed. It was emphasized that the installation of the meter poles in concrete, or meters on existing poles should not be sought until solutions for the residents were found.

John Sessa was not available to present the Financial Reports. There was a question on why there was no violation income showing. It was explained that the violation income is received every other month.

Counsel Baumann arrived at 6:40 p.m.

The new commissioners, Robert DeMarino and Yudi Sobharam, were sworn in by Counsel Baumann.

The meeting opened to Public Comment.

Mr. Steven DeMarzo, of 347 Belleville Avenue in Bloomfield, questioned the Board of Commissioners if anything is being done to address the resident complaints

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concerning the meter installation on Broad St. Mr. DeMarzo stated he has attended Township Council meetings at which ten letters signed by the residents were given to the Council. Chair Moserowitz emphasized a time limit had to be set concerning Public Comments so there would be enough time for the Board to cover all agenda items. Mr. DeMarzo understood and continued his discussion.

Mr. DeMarzo stated that the letters given to the Council contained several points which were:

1. Three spaces should be assigned in front of the businesses by the Antiques Annex II store with limited time parking of Monday to Friday, 10 a.m. to 3 p.m.
2. The parking problem for the Bloomfield High School students should be addressed.
3. A seasonal permit should be made available for residents with a required application and fee set, which would give current residents an exemption from paying the meter. The current residents would be the only qualified ones to receive the permit, not future residents and it would be restricted to one permit per car.
4. A scientific study should be done which would show problems that add to the situation.

Commissioner McKee asked about the enforcement of the three spaces in front of the businesses, number one. Mr. DeMarzo stated the three spaces could be enforced by the Police and the Authority and the businesses should be proactive about it as well. Commissioner McKee also asked if Mr. DeMarzo and other residents have met with other groups in the area to discuss the issues. Mr. DeMarzo stated that they met with the barber shop and the auto shop, both which do not favor the meter installation. Mr. DeMarzo stated that the office buildings on Broad St. have not been approached. Mr. DeMarzo stated a question he asked was never answered; how will the meters help the residents.

Commissioner Williams responded to Mr. DeMarzo complaints about the patients of the medical building not utilizing the parking by suggesting the building manager be sought out to discuss signage to direct the patients to use the parking in the back. Commissioner Williams discussed meeting again with the High School or the Board of Education to discuss possible parking solutions with long term meters. Commissioner Williams stated she will meet with the Board of Education before the next Authority meeting.

The meeting closed to Public Comment.

Gerry Giosa, of Level G Associates, presented his update on the garage construction. Mr. Giosa reported that the precast concrete is completed. Mr. Weisenborne, the architect for the garage, was introduced.

Mr. Giosa discussed the lighting being considered for installation in the garage, led lighting or fluorescent. Mr. Giosa discussed the benefits of led lighting.

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Chair Moserowitz asked if there were any downside to it whereupon Mr. Giosa stated that the length of the life was still in question but the manufacturer will give a five year warranty. Commissioner McKee stated that led light manufacturers claim the led light will last 30 years and even five years is still good. Commissioner McKee emphasized that led lighting only uses half of the electric current of other lighting and can save the Authority money. Chair Moserowitz confirmed if there were no downsides to led lighting. Mr. Weisenborne responded that led lighting can last five years but you must be careful not to buy from cheap manufacturers.

Mr. Weisenborne discussed the next steps in the garage construction. He described the detail of the post work done and the outside panel area having higher quality panels. Mr. Weisenborne did confirm that weather does slow certain work down. The elevator will be installed last, being located on the corner of Glenwood Avenue and Lackawanna Plaza.

Mr. Giosa discussed the options in using barcodes or match strips to validate parking for the supermarket customers. Mr. Giosa also discussed the placement of cameras in the garage and will be connected to the Police Station.

Mr. Weisenborne reviewed the progress report but did emphasize that a decision needed to be made concerning the led lighting. The discussion turned back to the camera locations referenced in the progress report. Mr. Weisenborne stated that there is a strong argument against installing cameras everywhere as it makes the owner completely liable. Mr. Giosa confirmed that the plans fulfill standard levels of security. Chair Moserowitz asked about the blue light box locations. Mr. Giosa described the locations and that the boxes will ring a line in the police station.

A discussion ensued about the commissioner information packet requested by Chair Moserowitz.

The Authority By-Laws were discussed to determine if the Executive Director can be a signer on the bank accounts and/or checks. It was determined that the Executive Director can be one of two signers on checks for purchases under the allowable limit of \$500.00 for the Executive Director. If the check is for a purchase over \$500, which requires finance committee approval, two commissioners must sign the check. It was also confirmed that the Executive Director was a voting member of all committees, as stated in the By-Laws.

The bills for the Project Note Expense approval were reviewed. Counsel Baumann explained the MREH invoice that was approved by Mr. Giosa. When Mr. Giosa approves any of these bills, he confirms that the work was actually performed before he will give his approval. Chair Moserowitz explained Mr. Giosa's role and Commissioner McKee's voluntary role in the garage construction. It was emphasized that the construction meetings were open to all commissioners.

Commissioner Pomares clarified the reason for special meetings held by the Authority. The timing of the submittal of invoices by the developer was discussed to confirm that they would be received in time for meeting approval.

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Commissioner McKee motioned to authorize the Payment of Certain Project Costs, as presented, under Resolution 2013-02-19-1. Commissioner Williams seconded the motion. The motion carried forth as follows:

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

Chair Moserowitz reviewed the proposal for accounting services. The fee was increased from \$350.00 monthly to \$434.00 monthly. Counsel McManimon stated the third paragraph needed a correction, being \$8,000 as the ceiling amount of the contract.

Chair Moserowitz motioned to authorize the Execution of a Professional Services Contract for Professional Services, as discussed, under Resolution 2013-02-19-2. Commissioner DeMarino seconded the motion. The motion carried forth as follows:

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

Commissioner Williams motioned to authorize the Award of a Non-Fair and Open Extraordinary Unspecifiable Services Contract for Parking Consultant Services, as presented, under Resolution 2013-02-19-3. Commissioner DeMarino seconded the motion. The motion carried forth as follows:

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	Commissioner Chalet	Absent
	Commissioner DeMarino	Yes
	Commissioner McKee	Yes
	Commissioner Pomares	Yes
	Commissioner Sobharam	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.

Counsel Baumann requested nominations for Chairperson. Commissioner McKee nominated Russ Moserowitz for Chairperson. Commissioner Pomares spoke about different commissioners fulfilling different officer positions due to recent public perception. A discussion ensued about what should be done in the best interests of the Authority concerning this perception and the possibility of the Authority being disbanded. It was agreed that communication with the Township Council needed to be worked on. The Executive Director was requested to send the monthly minutes of all meetings to each council member. Chair Moserowitz offered to attend the council meetings when asked for updates.

Commissioner Pomares discussed his desire to see things move forward for the Authority and his concern about the lawsuit against it. Commissioner Williams discussed the change in attitude towards the Authority and that it is improving. Commissioner DeMarino suggested the Authority record their meetings since other boards record theirs. It was emphasized that once the Authority meetings gain any publicity, it would attract aggressive opinions. Commissioner Williams commented that the Town Council wanted the Authority meetings broadcasted on the local channel but arguments against it were that other boards would be required as well.

Counsel Baumann discussed the ground rules when nominating for officers. A request for Chair nominations was made. Commissioner McKee nominated Commissioner Moserowitz for Chairperson. The nomination was seconded by Commissioner Williams. There were no additional nominations. The nomination of Commissioner Moserowitz as Chairperson was approved as follows:

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

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A call for Vice Chairperson nominations was made. Chair Moserowitz nominated Commissioner Williams for Vice Chairperson. The nomination was seconded by Commissioner McKee. There were no additional nominations. The nomination of Commissioner Williams as Vice Chairperson was approved as follows:

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

The new commissioners introduced themselves and discussed their experience which would benefit the Authority. Chair Moserowitz discussed the historical rate increases which created turnover on Bloomfield Avenue.

A call was made for Secretary nominations. Chair Moserowitz nominated Commissioner McKee. Commissioner DeMarino seconded the nomination. There were no additional nominations. The nomination of Commissioner McKee as Secretary was approved as follows:

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

A call was made for Treasurer nominations. Commissioner McKee nominated Commissioner DeMarino. The nomination was seconded by Commissioner Pomares. There were no additional nominations. The nomination of Commissioner DeMarino as Treasurer was approved as follows:

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

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This completed the voting of officers under Resolution 2013-02-19-4.

Commissioner DeMarino suggested that the order of the vote be rotated for fairness purposes.

Commissioner Williams motioned to move the meeting to Executive Session to discuss Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege, under Resolution 2013-02-19-5. Commissioner DeMarino seconded the motion. The motion carried forth as follows:

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

The meeting opened to Public Session.

A discussion about integrity ensued. Commissioner DeMarino suggested that a policy be set restricting the Authority or parties connected to it, from doing business with former commissioners for three years after the end of their service. Counsel Baumann will look for an example concerning this policy.

The Old Business on the agenda was reviewed.

The first issue of North Broad Meter Installation Resident Complaints was discussed. Commissioner Pomares discussed the recommended angle parking on Broad St., expressing his concern that the recommended spaces would not fit the area. Commissioner Williams stated a solution must be found that will assist the residents as well as the businesses. Chair Moserowitz commented that some spaces should be permit spaces for the residents. A discussion of possible solutions ensued.

Counsel Baumann suggested that a committee be created to address the issues. Commissioner Williams, McKee and Pomares were name to the committee to create a solution and present it to the Board.

The second issue, the Mission Statement, was tabled until the next meeting. The Executive Director was requested to email the Mission Statement to the Board for their review.

There was no updated information on the third issue, Metric Maintenance Agreement.

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The fourth issue, Public Relations Consultant, was discussed by Counsel Baumann. An R.F.P. for Public Relations Consultant will have to be done.

The fifth issue, Franklin Street Construction – reimbursement of lost meters was discussed. The Franklin Street Construction Project will cause the loss of two meters to the Authority. The Board determined that a reimbursement of \$500 per meter per year was appropriate, to be paid annually, and subject to increases as determined by the Authority.

There was no updated information available on issue #6, Directional Signage for Parking Lots, and issue #7, Establishment of Metered Parking on Washington St.

Commissioner McKee motioned to approve the disbursements as submitted. Commissioner Williams seconded the motion. The motion carried forth as follows:

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

Chair Moserowitz discussed the differences in the number of tickets issued by each officer per month. It was questioned why one officer had such higher numbers versus the other two officers who were much lower. The Executive Director was requested to ask the Enforcement Supervisor if there was any specific method of enforcement that resulted in the higher number of tickets and if so, to have cross training with that officer to learn the method. The Executive Director will give a report back on this at the next meeting.

The comparison of Park Now and Park Mobile was discussed. Gerry Giosa stated Park Mobile has the advantage being they are already established in Montclair and Newark, the two townships that Bloomfield borders. The Executive Director was requested to have Park Mobile attend the meeting to discuss the details of set up and answer any further questions board members may have.

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

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

The meeting adjourned at 9:10 p.m.