

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF MARCH 20, 2012

The meeting opened 6:00 pm.

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

Present: Chairman Generazio
Commissioner Chalet
Commissioner Johnston (by phone)
Commissioner McKee
Commissioner Moserowitz
Executive Director Hochman

Others Present: Joseph Baumann, Esq., of McManimon & Scotland
Kevin McManimon, Esq., of McManimon & Scotland
Mayor McCarthy, Bloomfield Township Liaison
Gerry Giosa, Level G Assoc.
John Sessa, C.P.A.
Mary Murdoch, Bloomfield Center Alliance Liaison

Pledge of Allegiance was recited.

The newly appointed Bloomfield Parking Commissioner Al Chalet was sworn in by Mayor McCarthy and then introduced to the Board of Commissioners.

The meeting minutes of February 21, 2012, were reviewed for approval. No changes were requested.

Commissioner Johnston motioned to approve the February 21, 2012, Regular Meeting Minutes, as presented, under Resolution 2012-3-20-1. Commissioner Moserowitz seconded the motion. The motion was carried forward as follows:

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Chalet	Abstain
	Commissioner Johnston	Yes
	Commissioner McKee	Yes
	Commissioner Moserowitz	Yes

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John Sessa, the accountant, presented the Financial Reports. A discussion ensued concerning the increase of income compared to last year.

The meeting opened to Public Comment.

Amy Bracero, *Student Prints* Editor-in-Chief of Bloomfield High School discussed the need for parking permits for faculty and students. Ms. Bracero expressed the hope that more than twenty permits would be offered from the Authority being that the senior class has over four hundred (400) students.

Mr. Chris Jennings, Bloomfield High School Principal, discussed the need for parking permits more for students than faculty. He stated that the High School has approximately one hundred and twenty five (125) seniors that drive and even just fifteen (15) or twenty (20) would help.

Commissioner McKee suggested incorporating these permits in the current meter expansion on Broad St. A discussion ensued regarding installation of twenty permits in the area known as "The Green." Further discussion will need to take place regarding the details of pricing, hours, etc.

Former Commissioner Catalano was present to give his thanks to everyone for their cooperation during his service to the Board.

The meeting closed to Public Comment.

Commissioner Moserowitz motioned to approve the List of Disbursements, as presented, under Resolution 2012-3-20-2. Commissioner McKee seconded the motion. The motion was carried forward as follows:

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Chalet	Yes
	Commissioner Johnston	Yes
	Commissioner McKee	Yes
	Commissioner Moserowitz	Yes

Counsel McManimon discussed changes in the invoices presented for approval under the Project Note. Certain invoices were shared costs with the developer BCUR. Counsel further explained the difference of who is responsible for what property and the costs of work associated with each. Counsel Baumann joined the discussion by explaining what percentage the Authority will have of the garage. Certain issues were also clarified for the benefit of Commissioner Chalet.

Gerry Giosa, of Level G, discussed his review of the design changes in the garage plans. Commissioner Moserowitz asked if the costs associated to be approved were progress payments. Mr. Giosa did confirm the work was done for the costs. There was a

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brief discussion concerning the timeframe in receiving invoices for approval.

Commissioner Moserowitz motioned to approve the Payment of Certain Project Expenses in the amount of \$121,574.99, as presented, under Resolution 2012-3-20-3. Commissioner McKee seconded the motion. The motion was carried forward as follows:

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Chalet	Abstain
	Commissioner Johnston	Yes
	Commissioner McKee	Yes
	Commissioner Moserowitz	Yes

Commissioner Moserowitz motioned to authorize the Hiring of Employees, as stated, under Resolution 2012-3-20-4. Commissioner McKee seconded the motion. The motion was carried forward as follows:

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Chalet	Abstain
	Commissioner Johnston	Yes
	Commissioner McKee	Yes
	Commissioner Moserowitz	Yes

Counsel McManimon explained the background of the Heritage Village Project and the necessity to hire engineering services. The details of the payment agreement and the time requirement to approve the payments were discussed as well. Counsel Baumann further elaborated by detailing what each payment covers.

Commissioner McKee motioned to Amend Non-Fair and Open Professional Services Contract for Engineering Services, under Resolution 2012-3-20-5. Commissioner Moserowitz seconded the motion. The motion was carried forward as follows:

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Chalet	Abstain
	Commissioner Johnston	Yes
	Commissioner McKee	Yes
	Commissioner Moserowitz	Yes

Gerry Giosa and Commissioner McKee discussed the meeting they attended for the Pitt St. Lot improvement project. Mr. Giosa stated he reviewed the issues to complete the project and made his recommendations on the repairs to be done. Commissioner McKee stated costs of \$5,000.00 topographic work and \$1,500.00 will be paid by the Township of Bloomfield.

A discussion ensued if a survey needed to be done to define the property lines

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more clearly. Mr. Giosa stated that quotes for a survey can be obtained in one week to ten days. It was decided that Mr. Giosa would obtain the quotes, review them and report back to the Board concerning them.

Commissioner McKee proceeded to discuss two phases of the project, the first being basic beautification. Cost of a basic sealcoat for the surface was discussed. Commissioner Chalet recommended putting a retaining wall to define the property at a cost of \$17.00 per square feet. The cost does depend upon the length, elevation and material used. A discussion was held by Commissioner McKee on the best approach to improve the lot in the quickest way with the problem of funding not being available to completely remodel the lot. Mr. Giosa stated the public will notice even short term repairs but recommended a survey be done. Counsel Baumann discussed the low economics of the Authority and the little monies available for the project.

Commissioner Chalet questioned if the lights in the lot were up to code. Mr. Giosa discussed the lighting issue in detail and the costs associated with that.

Council Member Chalet stated he would be fine with short term repairs. Chairman Generazio recommended approving phase one of the project. Commissioner McKee emphasized that phase one is for now and phase two is for next year.

Commissioner McKee motioned to authorize the Solicitation of Quotes for Parking Lot Repairs, under Resolution 2012-3-20-6. Commissioner Moserowitz seconded the motion. The motion was carried forward as follows:

Roll Call Vote: Chairman Generazio	Yes
Commissioner Chalet	Yes
Commissioner Johnston	Yes
Commissioner McKee	Yes
Commissioner Moserowitz	Yes

The Director made a recommendation to institute a return check fee of \$25.00 for all permit holders whose checks have been returned by the bank.

Commissioner McKee motioned to approve his appointment as Treasurer under Resolution 2012-3-20-7. Commissioner Johnston seconded the motion. The motion was carried forward as follows:

Roll Call Vote: Chairman Generazio	Yes
Commissioner Catalano	Yes
Commissioner Johnston	Yes
Commissioner McKee	Yes
Commissioner Moserowitz	Yes

The Standard Parking Contract was discussed and the impending renewal in July of this year.

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Commissioner Johnston motioned to adjourn the meeting. The motion was seconded by Commissioner Moserowitz. The motion was approved by all.

The meeting adjourned at 7:40 p.m.