

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF MAY 17, 2011

The meeting opened 6:04 pm.

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

Present: Chairman Generazio
Commissioner McKee
Commissioner Moserowitz
Executive Director Hochman
Owner Representative Glenn Domenick

Others Present: Joseph Baumann, Esq., of McManimon & Scotland
Kevin McManimon, Esq., of McManimon & Scotland
Mary Murdoch, Bloomfield Center Alliance Liaison
John Sessa, CPA
Gary Higgins, of Lerch, Vinci & Higgins
Gerry Giosa, Level G Assoc.

Absent: Commissioner Catalano
Commissioner Johnston

Public: Russ Mollica

Pledge of Allegiance was recited.

The minutes for the regular meeting of April 19, 2011, were tabled until the next regular meeting of June 21, 2011.

Gary Higgins, of Lerch, Vinci & Higgins, presented the 2010 Annual Financial Audit. Key points of the audit were reviewed and significant transactions were discussed. No deficiencies were found.

One comment present in the audit was discussed. All pension contributions should be corrected to match the salary of all employees enrolled in the New Jersey Pension and Benefits Program.

Commissioner Moserowitz motioned to Accept and Authorize the Submission of the Annual Report of Audit to the Local Finance Board, under Resolution 2011-05-17-1. Commissioner McKee seconded the motion. The motion was carried forward as follows:

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

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

Chairman Generazio introduced Mary Murdoch as the new Bloomfield Center Alliance Liaison.

John Sessa presented the Financial Reports. The large permit refund to one permit holder was noted. Commissioner Moserowitz requested such permit refunds to be shown on a separate line so revenue is reflected correctly. Mr. Sessa agreed it will be done that way for future reports.

The internal policy allowing permit refunds to permit holders returning permits with time left on them, was rescinded, effective immediately.

It was agreed to transfer \$50,000 from the Sovereign Meter Account to the Provident Money Market Account.

Counsel Baumann discussed the details of the Planning Board Meeting he attended as representative to the Authority for the redevelopment plan. It was specified that the Authority will determine the amount of parking as they were the best and most knowledgeable party for that determination.

Counsel continued to explain the method of approval involved. The best known completion date at this time is the Spring of the year 2012. Commissioner McKee stated that several people have approached him with concerns over the redevelopment, such as crowding in the district schools. Counsel advised to state that the redevelopment is what is needed.

Commissioner Moserowitz questioned about any objectors to the plan. Counsel stated there was one that was concerned if the garage was the right size. Other issues came up, such as intersections and traffic. The consultant for the Planning Board concluded the traffic patterns will be no worse after the project than currently. Commissioner McKee suggested putting cameras at intersections. Counsel named Bloomfield Avenue as the likely place for that.

Commissioner Moserowitz asked why the construction will take ten months to complete. Mr. Domenick responded that the winter season stops progress of the project.

The discussion turned to the demolition of the existing buildings on the redevelopment site. Counsel McManimon stated the Request For Bids will be on the Authority website on Thursday, May 19th, 2011.

Mr. Domenick discussed the fencing issue around the demolition site. He stated it must be the permanent kind, not the temporary construction kind, to keep intruders out.

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

Counsel Baumann discussed the bill board that will be put up advertising the development to come. Mr. Domenick stated that smaller signs will be placed on the site as well.

Commissioner Moserowitz motioned to Approve the Agreement for Use of Parking Facilities, under Resolution 2011-05-17-2. Commissioner McKee seconded the motion. The motion was carried forward as follows:

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

Commissioner Moserowitz explained to the Board that he requested Gerry Giosa, of Level G Assoc., to attend so he may explain the redevelopment plan, traffic patterns, etc. to the Board.

Mr. Giosa distributed a site plan to the Board. He reviewed all particulars of the plan in which the retail will be on ground level in three buildings, the garage will be in the center and the entrance to the garage will be on Lackawanna Plaza, Washington St., and Glenwood Avenue. Traffic patterns in and around the garage were reviewed.

It was described that the Authority offices will be on ground level along Lackawanna Plaza. Ground level parking will be for shoppers and the upper levels will be utilized for residential parking of the apartments.

Commissioner McKee asked if there was any thought to using solar panels. The developer would be the one to do that but the top level of the garage is parking. Mr. Giosa described the stair and elevator tower will be both glass walled.

Mr. Giosa described further the pay station to be used. Counsel Baumann added that monthly permits will be available. Further discussion of the number of permits to be available for residents ensued, with the number being built into the financial model.

The meeting opened to public comment. Public citizen, Russ Mollica, asked how much will the garage cost. Counsel responded \$19 million dollars. The meeting closed to public comment.

Commissioner Moserowitz motioned to approve the Disbursements for Payment, under Resolution 2011-05-17-3. Commissioner McKee seconded the motion. The motion was carried forward as follows:

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

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

Mary Murdoch left the meeting at 7:30 p.m.

Commissioner Moserowitz motioned to approve the Authorization of the Payment of Certain Project Costs, under Resolution 2011-05-17-4. Commissioner McKee seconded the motion. The motion was carried forward as follows:

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

Commissioner Moserowitz motioned to approve the Amend Approval for Parking Consulting Services, under Resolution 2011-05-17-5. Commissioner McKee seconded the motion. The motion was carried forward as follows:

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

The office rental lease extension was discussed. The lease will be extended for one year and monthly, thereafter,

Commissioner Moserowitz motioned to Authorize the Extension of the Lease of Office Space, under Resolution 2011-5-17-6. Commissioner McKee seconded the motion. The motion was carried forward as follows:

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

Commissioner Moserowitz motioned to enter into Executive Session to discuss Matters Relating to Litigation, Negotiations, and the Attorney-Client Privilege and Matters Relating to the Employment Relationship, under Resolution 2011-05-17-7. Commissioner McKee seconded the motion. The motion carried forth as follows:

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

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

The meeting opened to Public Session.

Commissioner Moserowitz motioned to Approve a two percent (2%) increase to Zoe Toye equaling new annual salary of \$33,099.00, retroactive to January 22, 2011, under Resolution 2011-05-17-8. The motion was carried forth as follows:

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

Commissioner Moserowitz motioned to Approve a two percent (2%) increase to Michael Chioco, equaling new annual salary of \$42,024.00, retroactive to September 9, 2011, under Resolution 2011-05-17-9. The motion was carried forth as follows:

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

Commissioner Moserowitz motioned to adjourn the meeting. The motion was seconded by all. The meeting adjourned at 8:23 p.m.