

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF JULY 17, 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 Johnston
Commissioner McKee
Commissioner Moserowitz
Commissioner Pomares
Commissioner Williams
Mayor Ray McCarthy

Others Present: Kevin McManimon, Esq., of McManimon, Scotland & Baumann, L.L.C.
Joseph Baumann, Esq., of McManimon, Scotland & Baumann, L.L.C.
Gerry Giosa, Level G Assoc.
John Sessa, C.P.A.
Elias Chalet, Council member

Absent: Commissioner Chalet
Commissioner Johnston
Executive Director Hochman
Mary Murdoch, Bloomfield Center Alliance Liaison

Pledge of Allegiance was recited.

The meeting opened to Public Comment.

Michael Zirolo from Aamco stated that he runs an auto repair business and he has a high turnover of vehicles and needs certain parking accommodations for these vehicles. He stores some vehicles inside his shop, but he has limited space. There are on-street parking meters and meter-controlled spaces in the Royal Theater Lot available for Mr. Zirolo, and he sometimes gives his customers quarters to feed the meters. He claimed, however, that he sometimes pays for 9 hours of meter usage for his customers, but that they sometimes get tickets after only 7 hours. He claimed that the meters must be faulty. He stated that he is faced with the possibility of getting angry customers or paying this cost. He also claimed that the parking enforcement officers would frequently pass meters with only a few minutes left, then circle back and issue tickets to vehicles almost immediately after the meters expire. Mr. Zirolo stated that he gets 5-7 new cars through

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his shop each day, with anywhere from 20-25 vehicles total in his shop on any given day.

It was suggested that Mr. Zirollo purchase a certain number of parking permits to park in the Farrand Street Lot. He could switch vehicles as needed. It was pointed out that this is not normally permitted, although the Authority could consider this arrangement, as there are no other businesses that would require such arrangement. Mr. Zirollo expressed concern that this will cost him money and he does not think he can afford it. Commissioner Moserowitz noted that he owns a business nearby and purchases permits for his employees, which he considers a cost of doing business.

Mr. Zirollo also stated that he has not had a pleasant experience dealing with Karan Hochman or Zoe Toye, who are insensitive to his business and other needs. He stated that this started in December 2011, shortly after his father's death. His father, a former Paterson Police Officer, had a shield in his windshield and that he normally received courtesy from the Authority's parking enforcement officers. After his father's death, however, his mother drove the vehicle to Mr. Zirollo's store and a parking enforcement officer advised her that she must move the vehicle because it was parked illegally. Mr. Zirollo advised that he called Ms. Hochman to discuss this matter and that Ms. Hochman advised him that the Authority would not honor the police badge because Mr. Zirollo's father was dead.

Chairman Generazio stated that if the parking enforcement officers are circling back to expired meters rather than continuing on their routes, that is wrong and can be addressed. If, however, a patron of the diner, for example, pays for 40 minutes of parking and stays for 60 minutes, they run the risk of getting a ticket.

He also stated that his customers park vehicles on his driveway, which he claimed is off the street and is not part of the sidewalk, while they are paying at the service counter, yet parking enforcement officers direct him to move the vehicles. He claimed that these vehicles do not block vehicular or pedestrian traffic.

Mr. Zirollo questioned whether the Authority could use business rates for his employees? Chairman Generazio stated that the Authority would consider the matter. Mr. Zirollo suggested that the area needs better signage and Mayor McCarthy advised that better signage is coming with the redevelopment of the Downtown.

Mayor McCarthy also suggested that this is really the only business in the Downtown area that has this kind of vehicle turnover and the Authority should be able to help accommodate his needs.

Mr. Zirollo also claimed that he has seen Ms. Toye driving Authority vehicle in the City of East Orange.

Mr. Zirollo gave his cell phone number as (973) 865-1456.

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Councilman Elias Chalet suggested that the Authority consider installing parking meters along sections of Broad Street in the Brookdale section of the Township, which sections are currently un-controlled. Councilman Chalet pointed out that vehicles frequently park in the area for long periods of time and disrupt the flow of traffic. It was explained that the determination whether to ultimately install parking meters is a determination for the Council, who must provide for meters by ordinance. Chairman Generazio stated that this issue was raised a number of years ago, however a number of business owners in the area objected and the Council decided not to install parking meters in this area.

Christian Strumolo stated that people should come to the Authority first with issues such as this, and that the Authority should then make appropriate recommendation to the Township Council.

Counsel McManimon explained that the process usually includes the Authority making a recommendation to the Township Council, which must make any changes to meter-controlled areas of the Township by ordinance. Gerry Giosa pointed out that there is a preliminary plan for parking in this area. It was determined that the Authority will consider the issue, consult with its parking consultant and make an appropriate recommendation to the Council. The Council can then decide whether to provide for such meters by ordinance.

Bill Colgan asked whether it was possible to add signage for the Conger Street Lot. There is no sign visible for the lot travelling along Glenwood Avenue towards Lackawanna. It was pointed out that there is no left turn permitted off of Glenwood into that lot, thus no sign is necessary. It was then discussed that the left turn prohibition is due to the curb-side parking along Glenwood Avenue, which has been eliminated during the construction of the parking garage on Block 228. It was requested that someone inquire of the Township Engineer whether left turn could be permitted into the Conger Street Lot.

The meeting was closed to Public Comment.

Commissioner Moserowitz motioned to approve the June 19, 2012 meeting minutes, as presented, under Resolution 2012-7-17-1. Commissioner Williams seconded the motion. The motion was carried forward as follows:

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

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John Sessa, the Authority accountant, presented the Financial Reports for July 2012. Commissioner Moserowitz discussed capitalization of certain expenses and the Commissioners discussed the status of violation income and the January payment to Standard Parking.

Gerry Giosa, of Level G Associates, reported on the status of the work being performed in the Pitt St. Lot. The work has been completed and Mr. Giosa recommended that the Authority follow the work up with fence repair and the installation of traffic calming devices. Councilman Chalet requested that the Authority consider speed bumps. Mr. Giosa suggested that it would be premature to permanently replace fence, as it could be bonded for in larger improvement package. Mr. Giosa estimated that it would cost \$4-5,000 to conduct this supplemental work. Signage for slower speeds in the lot and wayfinding was also discussed. Signage costs were also discussed. It was suggested that summer interns could be hired to maintain the signs.

Commissioner McKee motioned to approve the List of Disbursements, as presented, under Resolution 2012-7-17-2. Commissioner Moserowitz seconded the motion. The motion was carried forward as follows:

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

Commissioner Moserowitz motioned to approve the Payment of Certain Project Note Costs, as presented, under Resolution 2012-7-17-3. Commissioner McKee seconded the motion. The motion was carried forward as follows:

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

It was determined that discussion relating to the status of the Authority's office lease and Farrand Street Lot permit pricing for non-residents will be tabled until the

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August meeting so the Executive Director can participate in the discussion.

At 7:25 p.m., Commissioner Moserowitz motioned to move the meeting into Executive Session, under Resolution 2012-7-17-4. Commissioner McKee seconded the motion. The motion was carried forward as follows:

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

At 8:30 p.m., the meeting opened to Public Session.

Commissioner Moserowitz motioned to approve the amendment of Resolution No. 2012-6-19-8, approving the BCUR and AvalonBay Indemnification Agreement, under Resolution 2012-7-17-5. Commissioner McKee seconded the motion. The motion was carried forward as follows:

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

Commissioner McKee motioned to approve the extension of the Professional Services Contract with Acacia Financial Group and directing the issuance of a Request for Proposal for Financial Advisor Services, under Resolution 2012-7-17-6. Commissioner Moserowitz seconded the motion. The motion was carried forward as follows:

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

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Commissioner Moserowitz motioned to approve the amendment of the Intra-Local Agreement with the Township, under Resolution 2012-7-17-7. Commissioner Williams seconded the motion. The motion was carried forward as follows:

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

The Commissioners discussed the Authority's policy of extending courtesy to public officials.

Commissioner McKee motioned to adjourn the meeting. The motion was seconded by Commissioner Moserowitz, and was unanimously approved by all present. The meeting adjourned at 8:45 p.m.