

THE PARKING AUTHORITY OF THE  
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES  
OF AUGUST 21, 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 Moserowitz  
Commissioner Pomares  
Commissioner Williams  
Executive Director Hochman

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

Absent: Commissioner McKee

Pledge of Allegiance was recited.

Counsel McManimon discussed the necessity of the Supplemental Resolution which will authorize the issuance of Project Notes. Commissioner Moserowitz asked if this resolution was related to the resolution approved at the July meeting. Counsel McManimon explained the connection between the two. Counsel Baumann detailed the specific breakdown of the total project notes and the arrangement with the developer BCUR.

Mary Murdoch arrived at the meeting at 6:10 p.m.

Chairman Generazio asked what else needs to be done concerning the garage construction. Counsel Baumann stated there were three more things which will be addressed at a special meeting. Commissioner Moserowitz asked what will follow after the special meeting. Counsel Baumann stated that is when construction can begin.

Commissioner Moserowitz motioned to approve the Supplemental Resolution Authorizing the Issuance of Project Notes of the Parking Authority of the Township of

THE PARKING AUTHORITY OF THE  
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES  
OF AUGUST 21, 2012

Bloomfield and Determining Certain Other Matters Related Thereto, under Resolution 2012-8-21-1. Commissioner Johnston seconded the motion. The motion was carried forward as follows:

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

Commissioner Moserowitz motioned to approve the July 17, 2012, as presented, under Resolution 2012-8-21-2. Commissioner Williams seconded the motion. The motion was carried forward as follows:

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

The Executive Director Report was presented. A discussion ensued concerning complaints from the AAMCO owner on Bloomfield Avenue and related enforcement issues.

John Sessa, the Authority accountant, presented the Financial Reports for July 2012. Mr. Sessa explained the income was increased due to receipt of Violation Income and permit renewal income. Commissioner Moserowitz asked about the classification of the costs for buildings. Mr. Sessa stated that it was Account 1300 for Land. Commissioner Moserowitz also asked about the funds being transferred out of the accounts by the Bond Trustee. Mr. Sessa stated a separate account for the fund transfers had been created so they could be closely tracked.

Gerry Giosa, of Level G Associates, reported on the Directional Signage for the Municipal Parking Lots. This project can piggyback on the Township's Wayfinding Program. The estimated costs are \$14,000 but there may be options to reduce the costs. Mr. Giosa made the suggestion to have the Township sign shop make the signs instead of ordering them. The Bloomfield Center Alliance (B.C.A) agreed to share fifty percent (50%) of the cost for signage in the Bloomfield Business Center. The B.C.A must still

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TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES  
OF AUGUST 21, 2012

vote on the matter. Mr. Giosa will forward his recommendations to the B.C.A. for their review.

Mr. Giosa discussed the speed bump installation in the Pitt St. Lot. It was agreed that plastic speed bumps would be destroyed by the snow plows in the winter. Commissioner Chalet suggested a thick yellow hatch crossing be painted which may help slow down vehicles. Director Hochman was requested to contact the Dept. of Public Works to do this.

The meeting opened to Public Comment. There was no Public Comment. The meeting was closed to Public Comment.

A discussion of the details of the parking garage to be built ensued. Details such as the width of the parking spaces were discussed. Commissioner Williams asked about the method of payment that will be used. Concern was expressed about long lines if there were not enough payment machines available, if they are to be used.

Commissioner Johnston disconnected by phone at 6:47 p.m.

Commissioner Moserowitz motioned to approve the List of Disbursements as presented, under Resolution 2012-8-21-3. Commissioner Chalet seconded the motion. The motion was carried forward as follows:

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

Commissioner Moserowitz motioned to approve the Payment of Certain Project Note Costs, as presented, under Resolution 2012-8-21-4. Commissioner Williams seconded the motion. The motion was carried forward as follows:

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

THE PARKING AUTHORITY OF THE  
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES  
OF AUGUST 21, 2012

Counsel Baumann discussed the garage construction. He stated he wanted to be sure that the Board has a clear understanding of events during the construction and what will occur afterwards. He stated a special meeting should be held to discuss everything in detail to ensure everyone is on the same page. Mr. Baumann expressed that he would not feel comfortable if the Board votes unless they fully understood the matter.

Counsel Baumann continued discussing the land swap agreement but did state he preferred to write about this in a detailed memorandum to the Board.

The Board members discussed an agreeable date for the special meeting to be held. It was decided to hold the meeting on August 27th, 2012 at 6:00 p.m. Counsel Baumann will circulate the detailed memorandum before the meeting.

Counsel McManimon discussed the environmental work being done on Block 228. He discussed the requirement of installing three wells and the analysis needed for the installation. A detailed discussion ensued involving the specific details and how certain findings will affect the installation. Commissioner Chalet contributed his knowledge to the subject. Commissioner Moserowitz commented that an independent consultant should review any findings to avoid any conflicts that may occur if the same contractor doing the work should review the findings as well. Commissioner Chalet agreed to review the reports that will be issued by the environmental contractor.

Counsel McManimon stated that the precast concrete for the garage will be in place by December, although the garage will not be functional. He did emphasize that there will still be offsite issues to address environmentally.

Mary Murdoch exited the meeting at 7:15 p.m.

The Financial Advisory Services bids were briefly discussed. It was decided that the review of bids will occur at the Special Meeting.

The discussion of pricing Non-Resident Farrand St. Lot Permits ensued. It was agreed that a price of \$300 for six months will be set for the new category.

Mr. Giosa, of Level G, will review the Metric Maintenance Agreement. A discussion ensued on obtaining credit card capability for the Metric Machines and coordinating it with office permit purchases. Director Hochman will obtain a quote from Metric for the credit card conversion.

Commissioner Moserowitz motioned to approve the price for Non-Resident Farrand St. Lot Permits at \$300 for six months, under Resolution 2012-8-21-5. Commissioner Chalet seconded the motion. The motion was carried forward as follows:

THE PARKING AUTHORITY OF THE  
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REGULAR MEETING MINUTES  
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Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Chalet	Yes
	Commissioner Johnston	Absent
	Commissioner McKee	Absent
	Commissioner Moserowitz	Yes
	Commissioner Pomares	Yes
	Commissioner Williams	Yes

Commissioner Williams discussed installing parking permits for students on the streets surrounding the Bloomfield High School. It was noted that the Authority did not have jurisdiction on such streets but a recommendation can be made to the Township on the matter.

Commissioner Williams suggested articles be written to the online site PATCH to keep the public informed. It was agreed that a Public Relations Representative would help improve the image of the Authority. Counsel Baumann stated a Request for Quotes will be sent for such a representative.

A discussion ensued concerning factors affecting the Authority.

Counsel McManimon discussed the office rental lease negotiations. He stated the landlord is seeking a two year lease commitment which he is recommending due to the unknown timeframe the Authority may stay at the current location. Commissioners Moserowitz and Williams both expressed preference for a one year lease with an option to renew for one year. Director Hochman will speak to the landlord concerning this.

Commissioner Moserowitz motioned to adjourn the meeting. The motion was seconded by Commissioner Pomares. The motion was carried forward as follows:

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

The meeting adjourned at 9:45 p.m.