

THE PARKING AUTHORITY OF THE  
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES  
OF NOVEMBER 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 Moserowitz  
Commissioner Chalet (by phone)  
Commissioner McKee  
Commissioner Pomares (by phone)  
Commissioner Williams  
Executive Director Hochman

Others Present: Kevin McManimon, Esq., of McManimon, Scotland & Baumann, L.L.C.  
Gerry Giosa, Level G Associates, L.L.C.  
Gary Higgins, Lerch, Vinci & Higgins, L.L.P.  
John Sessa, C.P.A.

Absent: Mary Murdoch, Bloomfield Center Alliance Liaison

Public: Council Member Chalet, Bloomfield Township  
William Colgan, BCUR  
Rosetta Lardieri, Exquisite Home Products

Pledge of Allegiance was recited.

Commissioner Williams motioned to approve the October 16, 2012 Meeting Minutes, as presented. Chairman Moserowitz seconded the motion. The motion carried forth as follows:

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

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The Executive Director's Report was presented. A discussion ensued about the locations of directional signs for the Conger St. Lot area.

The meeting opened to Public Comment.

Ms. Rosetta Lardieri, of Exquisite Home Products, spoke about the difficulty her customers were having making payments due to lack of electricity and had to come to pay in person. Two of her customers received tickets while waiting on line to pay their bills, Ms. Lardieri emphasized the difficult conditions that people had after the major Hurricane Sandy. She stated having quarters were an issue as people would have to leave the line to feed the meters and lose their place at times. Ms. Lardieri wanted the tickets addressed due to the unfair conditions she emphasized. Ms. Lardieri also questioned why the meters do not take other coin denominations.

Commissioner Williams commented that she sympathizes with people who have hardships with parking. The week of November 5<sup>th</sup> still saw many people with hardships from the storm. Commissioner Williams stated that special circumstances should be considered.

Commissioner McKee stated that if the two tickets were dismissed for the customers based on the circumstances everyone is experiencing, then all tickets issued during that week would have to be dismissed as well.

Chairman Moserowitz stated that enforcement was cancelled the week after the storm in consideration of the hardships people were experiencing. Chairman Moserowitz stated that the issue would have to be discussed as a board but any decision must be fair and consistent to all.

The meeting closed to Public Comment.

Counsel McManimon stated a discussion regarding personnel due to a complaint, as well as a request for the name of the employee, was not appropriate and could not be continued. Council Member Chalet did state the officers are polite and professional during their performance. Commissioner Pomares stated to note the complaint, detailed in the Executive Director's Report, and move the discussion forward.

Gary Higgins, of Lerch, Vinci & Higgins, presented the 2013 Budget. Mr. Higgins stated a late introduction resolution would be necessary due to the state of emergency in effect and the necessity of meetings being cancelled. Chairman Moserowitz discussed the use of meter revenue totals from 2012 to estimate revenue for 2013, instead of four year averages. Several line item estimates were reviewed. A discussion of a 'rolling replacement program' ensued. Such a program entails replacement of older equipment with new equipment each month. This could be done but must be affordable for the Authority.

Mr. Higgins discussed the budgeted amount for the Debt Service. It thought best to budget for the amount of \$120,000 which may be deemed acceptable by the

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Local Finance Board.

Mr. Higgins stated that another payment of \$60,000 made later in the year would show the Authority is making the payments to reduce the debt. The cash assets should cover this second payment. Mr. Higgins stated the Authority is saving on the interest side. He explained the budget is contingent on the Local Finance Board application approval. Counsel McManimon explained the history regarding this to the newest commissioners. Several commissioners expressed concern that the Local Finance Board may expect the Authority to make payments that it could not afford.

Mr. Higgins stated that the surplus of \$70,000 is helping to balance the budget and will also be used to pay down the debt. Mr. Higgins stated the Local Finance Board may hold up the approval of the budget due to meeting schedules, if they demand changes. Commissioner McKee, as Secretary, read the resolution introducing the budget.

Commissioner McKee motioned to approve the introduction of the 2013 Budget, as presented. Commissioner Pomares seconded the motion. The motion carried forth as follows:

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

Commissioner Williams motioned to approve the resolution explaining the conditions which prevented the timely introduction of the 2013 Budget within sixty days prior to the beginning of the year. Commissioner McKee seconded the motion. The motion carried forth as follows:

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

John Sessa, the Authority accountant, presented the financial reports. Mr. Sessa explained that the Violation Income was not shown monthly as it was not received on a consistent basis and the reports were on bimonthly basis. It was questioned if the expenses for the parking consultant were paid from the operating expenses. It was explained that certain services for the garage design and development were paid from the restricted cash assets.

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The discussion of the holiday meter bagging ensued. Commissioner Williams suggested the time period of December 16, 2012 to January 1, 2013 for the bagging. Commissioner Chalet stated the Authority has bagged for a total of five weeks which has resulted in a loss of income unnecessarily. He agreed that two weeks before Christmas is acceptable which most concurred with. It was settled on the time period of December 14, 2012 to January 1, 2013 for the holiday bagging to occur. A press release would be circulated in the newspapers and on the website for public notice.

The streets to be bagged were discussed. It was decided to maintain the bagging of all metered streets as complaints were received from residents/businesses that were not.

Commissioner Williams motioned to authorize the Holiday Bagging of Meters during December 14, 2012 to January 1, 2013, under Resolution 2012-11-20-1. Commissioner McKee seconded the motion. The motion carried forth as follows:

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

Commissioner McKee discussed installing meters on Broad St., past Watching Avenue. Mr. Giosa stated that recommendation had been sent to the Township Council several years ago but there was opposition to it. Counsel McManimon explained the history for the benefit of the newer commissioners. Commissioner McKee stated he would like this issue followed up at the next meeting. Chairman Moserowitz emphasized that he did not want duplication of any work already done and the financial status of the Authority must be considered to ensure a project is affordable to the agency. Mr. Giosa will use the same presentation that was done previously.

The Parking Penalty Increase was discussed. Chairman Moserowitz recommended a \$30.00 fine for overtime meter as the Authority did need more income. Counsel McManimon stated that the proforma used for the estimates on the Parking Garage, already had increases in violation income considered. This had already been presented to the Local Finance Board and the economic community. Counsel continued discussing the history of increases but was never approved due to a lack of development to justify it. Commissioner McKee asked what increase is in the proforma. Counsel stated a \$5.00 increase for each fine was calculated in. The issue was tabled so more information from comparable townships could be retrieved.

Commissioner Pomares ended his attendance by phone at 8:07 p.m.

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The disbursements were reviewed for approval.

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

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

Commissioner Williams motioned to authorize the Payment of Certain Project Costs, as presented, under Resolution 2012-11-20-2. Commissioner McKee seconded the motion. The motion carried forth as follows:

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

Commissioner McKee motioned to authorize the Making of an Application to the Local Finance Board, as presented, under Resolution 2012-11-20-3. Commissioner Williams seconded the motion. The motion carried forth as follows:

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

The Metric Maintenance Agreement was discussed. Commissioner McKee asked how much they cost and life expectancy. Mr. Giosa stated that such machines usually last ten years, longer if under a shelter away from outside elements. Commissioner McKee discussed the possibility of meeting with the Metric Parking Company to discuss their unreliability. He questioned why we are keeping such unreliable equipment.

Mr. Giosa stated that Metric Parking had partnered with Amano which was probably due to difficulties Metric Parking was having. Mr. Giosa suggested he call Amano to discuss the troubled machines and see what their response is. Mr. Colgan

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commented that the Authority should have had a locked in service agreement when the machines were first purchased. The issue was tabled till the next meeting.

Mr. Giosa, of Level G Assoc., discussed the garage construction. The scheduled opening has been set for May 2013. Mr. Colgan commented that the setting of the concrete takes 30 days before construction can begin. Mr. Giosa stated the schedule has been aggressive but he is cautiously optimistic it will be done. Each delay dominoes into other delays.

Mr. Colgan stated that union schedules also interfere with the progress of the project. Mr. Giosa continued discussing the garage gate equipment and lighting. Mr. Giosa emphasized that the equipment should be compatible with the new police communication equipment just purchased.

Mr. Giosa further discussed the technical difficulties of validating parking for supermarkets and the possible sale of parking validations to businesses. Mr. Giosa described the equipment and its usage in the supermarket. Mr. Giosa answered questions posed by the Commissioners concerning the equipment.

Counsel McManimon presented the environmental report on the garage project. Counsel reported that the presence of bedrock was found at a certain depth. Wells were installed to take samples and these showed the presence of contaminants.

This groundwater contamination remediation is specialized and needs additional investigation by specialists. Counsel described three possible scenarios that may take place, the worst being very complicated with the presence of fractured bedrock.

Counsel stated that E.W.M.A. will supplement Brockerhoff to specialize in the remediation but Brockerhoff will still be the licensed contractor. Chairman Moserowitz questioned who E.W.M.A. represents and why was it necessary to have both. Counsel explained that the first contractor needs the specialty of the second since the solution is beyond their capability. Commissioner McKee questioned if the water was present for thirty years, why it could not remain? Mr. Colgan explained that the groundwater contamination is above acceptable levels and explained in detail why it was necessary to remediate. He stated it would not likely grow to become a major issue.

Chairman Moserowitz asked if the savings from the Guaranteed Maximum Price will cover this expense. Mr. Colgan commented there are many unknown factors involved in such issues and required procedures must be followed. Counsel stated a vote was needed to approve the supplemental contractor for the work. Mr. Colgan added that the cost was small compared to the cost of containing the contamination.

Commissioner McKee motioned to approve the Hiring of the Supplemental Environmental Consultants and Remediation Firm, Environmental Waste Management Associates, under Resolution 2012-11-20-4. Commissioner Williams seconded the motion.

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

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

The issue of credit card setup was tabled till the next meeting.

Commissioner Williams motioned to adjourn the meeting. The motion unanimously agreed upon. The meeting was adjourned at 9:15 p.m.